

**CLAREMORE ECONOMIC AND INDUSTRIAL  
DEVELOPMENT AUTHORITY**

**DEVELOPER'S WELCOME KIT**

May 20, 2008

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# City of Claremore Development Information

## Inspections Department

The Building Inspections Department is located at 724 South Ramm Road, Claremore, Oklahoma. Phone number is 918-341-0457, cell 918-557-2670; Fax number is 918-341-6147

Office hours are 8:00am to 5:00pm Monday through Friday

### CURRENT ADOPTED CODES

International Building Code 2006 Edition  
International Fuel Gas Code 2006 Edition  
International Mechanical Code Latest Edition  
Life Safety Code (N.F.P.A. 101) 2000 Edition

International Residential Code 2006 Edition  
International Plumbing Code Latest Edition  
National Electrical Code 2005 Edition  
Sign Ordinance No. 2003-31 (for the City of Claremore)

### SERVICES:

#### Work Permits:

Contact our office for a Work Permit if you are replacing, relocating, or modifying existing plumbing, electrical or mechanical systems or equipment.

#### Building Permits:

Contact our office for a Building Permit if you are building, replacing, relocating or modifying any new or existing structure.

To obtain a Building Permit, applicants must complete and submit a Building Permit Application to the Building Inspections office at 724 South Ramm Road, Claremore, Oklahoma 74017. After application is reviewed and accepted a Building Permit will be issued and the applicant will be contacted and informed of the Building Permit status and cost.

#### Inspections:

During the course of your project you will need to plan and schedule four types of inspections:

Plans Review - Permits/Special Inspections  
Rough In - All Trades  
(framing-plumbing-electrical-mechanical)

Foundation - Footing & Slab  
Final - All Trades  
(plumbing-electrical-mechanical)

Main Phone: 918-341-0457

Address: 724 S. Ramm Rd., Claremore, OK 74017

Art Andrews & David Atzbach, Building Inspector/Sign Administrator  
Building Inspections Department  
Engineering Division Under the direction of the Director of Public Works

## Claremore Contact Data

City Manager  
Troy Power  
104 South Muskogee  
Claremore, OK 74017  
Telephone 918-341-2365

City Clerk  
Nan Pope  
104 South Muskogee  
Claremore, OK 74017  
Telephone 918-341-2365

Development Department  
Gene Edwards, City Planner  
724 South Ramm Road  
Claremore, OK 74017  
Telephone: 918-341-2066

Electric Department  
Jim Ward, Operations Supervisor  
724 South Ramm Road  
Claremore, OK 74017  
Telephone 918-341-2895

Police Department - 38 sworn officers  
Mickey Perry, Chief of Police  
200 West First Street  
Claremore, OK 74017  
Telephone 918-341-1212

Sanitation Department  
Donnie Burgess, Sanitation Foreman  
512 2 North Owalla  
Claremore, OK 74017  
Telephone: 918-341-7408

Street Department:  
Daryl Golbek, Street Department Superintendent  
720 South Ramm Road  
Claremore, OK 74017  
Telephone: 918-341-0133

Utilities  
Tim Miller, Director  
104 South Muskogee  
Claremore, OK 74017  
Telephone 918-341-0456

Water/Sewer Department - 9,000,000 million gallons per day water treatment plant capacity and an 2,600,000 gallons per day sanitary sewer treatment plant  
Danny Wilson, Water/Sewer Department Superintendent  
724 South Ramm Road  
Claremore, OK 74017  
Telephone: 918-341-2317

Fire Department - ISO rating 4. Staffed with 40 qualified as firefighters and state first responders working three different shifts. Twenty-nine firefighters are registered as Emergency Medical Technicians and three National Registered Intermediates. Based to a Homeland Security Regional Response Unit.  
Mark Dowler, Fire Chief  
121 North Weenonah  
Claremore, OK 74017  
Telephone 918-341-1477

Community Services (Parks, Cemetery, Library Senior Citizens Center & Super Rec Center)  
Mark Rounds, Community Services Director  
400 Veterans Parkway  
Claremore, OK 74017  
Telephone: 918-283-8201

## Utility Deposits:

### Commercial Accounts:

All commercial customers requesting the establishment of utility service to a previously occupied facility shall pay a utility deposit of an amount equal to two (2) months of average billing for the previous two years. Deposits for newly constructed buildings will be based on comparable size buildings, but never less than two-hundred fifty dollars (\$250.00) and never more than one thousand dollars (\$1,000.00).

In lieu of a utility deposit, commercial customers may provide an irrevocable letter of credit in an amount equal to the amount determined by the Utility Office of the City of Claremore to be the appropriate utility deposit amount. The irrevocable letter of credit shall be issued by a financial institution insured by the federal deposit insurance corporation, and it shall be for the benefit of the City for a period of twenty-four (24) months.

**TEMPORARY ELECTRIC AND WATER SERVICE FEE:** A fee of \$10.00 shall be charged for each temporary electric or water service connection.

# IMPORTANT ROGERS COUNTY TELEPHONE NUMBERS

FOR EMERGENCIES: POLICE, FIRE, SHERIFF, AND AMBULANCE CALL 911

Emergency Fire Outside City Limits - 341-1313  
Area Code (918)

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Non-Emergency Numbers:

-----  
Claremore Ind. & Econ. Dev. Auth.- 341-4755

Claremore Indian Hospital - 342-6200

Claremore Municipal Airport - 343-0931

Claremore Progress - 341-1101

Claremore Public Schools - 341-2213

Claremore Regional Hospital - 341-2556

Community Action Services - 341-5000

Community Sentencing - 341-4283Cox

Communications - 665-0200

Drivers License Bureau - 342-2490

Police - 341-1212

J.M. Davis Gun Museum - 341-5707

Fire - 341-1477

Oklahoma Natural Gas Co. - 834-8000

Sheriff - 341-3535

Oklahoma Veteran's Hospital - 342-5432

Ambulance - 342-4747

Pelivan - 341-7300

Electric Outage - 341-2895, after 5pm 341-1212

Rogers County:

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-  
Assessor's Office - 341-3290

Associate District Judge - 341-5656

Child Guidance - 341-3166

Civil Emergency Management - 341-4233

County Commissioners - 341-0585

Conservation District - 341-4147

County Planning Commission - 341-0486

County Clerk - 341-2518

County Health Dept - 341-3166

Dept of Human Services - 283-8300

District Attorney's Office - 341-3164

Child Support - 342-0234

District Court Clerk - 341-5711

District Judge - 341-3434

Elder Care - 341-3166

Election Board - 341-2965

Environmental Health - 341-3166

Jail - 342-9797

Juvenile Services - 341-6776

OSU Extension Center - 341-2736

Passport Services - 341-5711

Sheriff - 341-3535

Water/Sewer Dept. - 341-2317, after 5pm 341-1212

Treasurer - 341-3159

Rogers State University - 343-7777

Tag Agency-341-6226

Chamber of Commerce - 341-2818

U.S. Post Office (Claremore) - 343-5912

Cherokee National Tribal Services - 266-5626

Will Rogers Memorial - 341-0719

## **Important City of Claremore Telephone Numbers**

City Hall - 341-8842

City Managers Office - 341-2365

Animal Control - 341-1260

Building Inspections - 341-0457

Cemetery - 341-7530

City/Court Clerk's Office - 341-1325

City Treasurer's Office - 341-3622

Claremore Lake Office - 341-1238

Code Enforcement - 341-8842

Communications and Research Dept - 341-8842

Community Center - 341-7289

Electric Dept - 341-2895

Engineering Dept - 341-2066

Environmental Services - 342-1889

Expo Center - 342-5357

Facilities Maintenance - 341-8842

Fire Administration - 341-1477

Fire Marshal - 341-7054

Horticulture Dept - 341-7266

Municipal Court - 341-1325

Park Dept - 342-2522

Personnel and Safety Dept - 341-7527

Planning Dept - 341-5576

Police Dept - 341-1212

Public Works - 341-2066

Sanitation Dept - 341-7408

Senior Citizens Center - 341-4734

Street/Stormwater Mgt Dept - 341-0133

Super Recreation Center - 341-4516

Utility Billing and Collections - 341-0456

Vehicle Shop - 341-7550

Warehouse - 342-1250

Wastewater Treatment Plant - 341-1841

Water/Sewer Dept - 341-2317

Water Treatment Plant - 341-1331

Will Rogers Library - 341-1564

## Local Claremore Attractions

Belvidere Mansion  
4th Chickasaw  
918-342-1127

Claremore Cinema 8  
1407 W. Country Club Road  
918-342-4739  
[www.bbtheatres.com/claremoredetails.asp](http://www.bbtheatres.com/claremoredetails.asp)

Gordon Golf Course  
11755 E 530 Road  
918-283-3333

Heritage Hills Golf Course  
3140 Tee Dr.  
918-341-0055

Lynn Riggs Memorial  
121 N. Weenonah  
918-622-7595  
[www.rchs1.org](http://www.rchs1.org)

J.M Davis Arms & Historical Museum  
333 N. Lynn Riggs Blvd.  
918-341-5707  
[www.thegunmuseum.com](http://www.thegunmuseum.com)

Okla. Military Academy Museum  
Rogers State University  
1701 W. Will Rogers Blvd.  
918-343-7773  
[www.rsu.edu](http://www.rsu.edu)

Swan Brothers Dairy  
938 East 5th Street  
918-341-2298

Robson Performing Arts Center  
101 E. Stuart Roosa  
918-699-7390  
[www.claremorepac.org](http://www.claremorepac.org)

Rogers State University  
1701 W. Will Rogers Blvd.  
Main Number: (918) 343-7777  
[www.rsu.edu](http://www.rsu.edu)

Will Rogers (Hotel) Center  
Historic Downtown Area  
918-343-0045

Will Rogers Birthplace Ranch  
9501 East 380 Rd.  
Oologah, OK  
918-275-4201  
[www.willrogers.org](http://www.willrogers.org)

Will Rogers Memorial Museum  
1720 W. Will Rogers Blvd.  
918-341-0719  
[www.willrogers.org](http://www.willrogers.org)

Will Rogers Raceway  
Hwy. 20 East of Town  
918-343-3278

Will Rogers Downs/Cherokee Casino  
20900 S. 4200 Rd.  
918-283-8800  
[www.cherokeecasino.com](http://www.cherokeecasino.com)

Will Rogers Stampede Arena  
East Blue Starr  
918-342-3032  
[www.willrogersstampede.com](http://www.willrogersstampede.com)

# Accommodations

## **Hotels/Motels**

Best Western Will Rogers Inn  
940 S. Lynn Riggs Blvd.  
918-341-4410  
[www.bestwestern.com](http://www.bestwestern.com)

Claremore Motor Inn  
1709 N. Lynn Riggs Blvd.  
918-342-4545  
[www.cmi66.com](http://www.cmi66.com)

Days Inn  
1750 S. Lynn Riggs Blvd.  
918-343-3297

Elm's Motel  
820 S. Lynn Riggs Blvd.  
918-342-1778

Super 8 Motel  
1100 E. Will Rogers Blvd.  
918-341-2323

Travel Inn  
812 E. Will Rogers Blvd.  
918-341-3254

Okie Inn  
774 S. Lynn Riggs Blvd.  
918-341-3797

## **Bed and Breakfast:**

Andersonville Cottage  
3877 E. Anderson Dr.  
918-342-6940  
[www.andersonvillecottage.com](http://www.andersonvillecottage.com)

Country Inn  
20530 E. 430rd.  
918-342-1894  
[www.countryinnbandb.com](http://www.countryinnbandb.com)

## **RV Parks**

Claremore Expo RV Park  
400 Veterans Parkway  
918-342-5357  
[www.claremoreexpo.com](http://www.claremoreexpo.com)

Will Rogers Downs/Cherokee Casino  
Hwy. 20 East of Claremore  
918-283-8844  
[www.cherokeecasino.com](http://www.cherokeecasino.com)

Redbud Marina RV Park  
9001 East Hwy. 88 / Located on Lake Oolagah  
918-341-5190  
[www.redbudmarina.com](http://www.redbudmarina.com)

## Claremore Restaurants

### **Local Establishments**

Asean Diner  
1103 W. Blue Starr Dr.  
918-342-4141

Boomarang Diner  
304 W Will Rogers Blvd  
918) 342-0601

Burrito Express  
1958 S Highway 66  
(918) 341-7677

Café Flores  
518 E. Will Rogers Blvd.  
918-342-0469

Casa Allende Restaurant  
715 S Moretz Ave.  
918-342-0855

Cotton Eyed Joes Barbeque  
1001 N Owalla Ave.  
918-342-3705

Dots Cafe  
310 W Will Rogers Blvd  
(918) 341-9718

East China  
784 S Lynn Riggs Blvd  
(918) 341-2232

El Azteca Mexican  
Restaurant  
441 S Brady St.  
918-342-2401

El Charo Mexican Restaurant  
1750 S. Hwy 66  
918-343-4116

Elmaguey Mex. Restaurant  
1954 S Highway 66  
(918) 341-7677

E L Royal Restaurant & Club

East Hwy 20  
(918) 825-1531

Gin's Apple Dumplings  
405 W Will Rogers Blvd  
(918) 341-2515

Golden Chef  
1519 W Will Rogers Blvd  
(918) 342-3774

Hammett House Restaurant  
967 W. Will Rogers Blvd.  
918-342-3744  
[www.hammetthouse.com](http://www.hammetthouse.com)

Hugo's Restaurant  
1217 W. Archer  
918-342-9240

Jakes Burgers & Coneys LLC  
1962 S Highway 66  
(918) 343-2100

Napoli's  
201 S Brady St  
(918) 923-6100

Panda Chinese  
901 N. Lynn Riggs Blvd.  
918-343-5588

Pat's Drive-In  
1300 W. Archer Dr.  
918-342-1333

Pit's Barbeque  
500 N. J.M. Davis Blvd.  
918-341-6737

Pizza Time Buffet  
1650 N Lynn Riggs Blvd  
(918) 343-8880

Red's Coney Island  
1005 E. Will Rogers Blvd.

918-342-5100

Rex Family Restaurant  
504 S Lynn Riggs Blvd  
(918) 341-0444

The Pink House  
210 W. 4th St.  
918-342-2544  
[pinkhouseofclaremore.org](http://pinkhouseofclaremore.org)

True Grits  
East Hwy 88  
918-343-2220

Woody's Cafe  
811 E. Will Rogers Blvd.  
918-283-4600

### **Chain Establishments**

Arby's  
850 W. Will Rogers Blvd.  
918-341-6446

Braum's Ice Cream  
700 N. Lynn Riggs Blvd.  
918-341-2012

Burger King  
1090 S. Lynn Riggs Blvd.  
918-342-1533

Carl's Jr.  
611 W. Patti Page Blvd.  
918-342-2545

Carl's Coney Island  
926 W. Will Rogers Blvd.  
918-341-7811

Charlie's Chicken  
802 W Will Rogers Blvd  
(918) 283-4800

Chili's Grill & Bar  
1900 US Highway 66  
918-283-9918

Domino's Pizza  
2064 S. Hwy 66  
Golden Corral  
1405 W. Will Rogers Blvd.  
918-342-5510

Goldie's  
967 W. Will Rogers Blvd.  
918-342-3744

Hardee's  
611 W Patti Page Blvd  
(918) 342-2545

Java Daves  
1229 W Will Rogers Blvd.  
918-341-5282

Kentucky Fried Chicken  
1760 Hwy 66  
918-341-4348

Long John Silvers/A&W  
Rootbeer  
1301 W. Will Rogers Blvd.  
918-342-1350

Mazzio's Pizza  
1504 W. Will Rogers Blvd.  
918-664-4444

McDonald's  
1500 S Lynn Riggs Blvd.  
918-342-2961

918-341-5555  
Eggbert's Restaurant  
McDonald's  
1220 W. Will Rogers Blvd.  
918-342-2323

Papa Johns  
900 W Will Rogers Blvd  
(918) 343-8282

Pizza Hut  
600 S. Lynn Riggs  
918-342-9500

Pepper's Grill  
1331 W. Will Rogers Blvd.  
918-342-0592

Rons Hamburger  
1875 S Highway 66  
(918) 266-2358

Rib Crib  
1736 S. Lynn Riggs Blvd.  
918-343-9494

Sonic Drive-In  
2050 South Lynn Riggs Blvd.  
918-283-2533

Sonic Drive-In  
1328 W. Will Rogers Blvd.  
918-341-5885

900 S. Lynn Riggs Blvd.  
918-342-1233

Starbucks Coffee  
South Lynn Riggs Blvd.  
(918) 283-1189

Subway  
600 W Blue Starr Dr.  
918-341-6933

Taco Bell  
1201 W Will Rogers Blvd.  
918-341-3787

Taco Bueno  
1210 W. Will Rogers Blvd.  
918-343-0971

Taco Tico  
905 N Lynn Riggs Blvd.  
918-342-0050

Quizno's  
928 W. Will Rogers Blvd.  
918-341-6133

Wings To Go  
Market Place Shopping  
Center - South Hwy 66  
918-394-9464  
[okwingstogo.com](http://okwingstogo.com)

# CITY OF CLAREMORE PERMITS, INSPECTIONS, AND FEES POLICIES

## §150.035 PERMIT REQUIRED.

No person, company or corporation shall erect or cause to be erected within the city any building or structure of any kind or enlarge or add to the outside dimensions of any building or relocate any building or structure already erected or which may hereafter be erected without first having obtained from the Building Inspector of the city a permit thereof. It shall be the duty of the Building Inspector to issue permits for all building purposes where the applicant exhibits an intention of complying with this chapter. (83 Code, §5-201) [Penalty, see §150.999](#)

## §150.036 FEES.

### (A) Building permit fees.

(1) Residential and single manufactured homes (including moved-in building), \$25 minimum fee.

(a) Permit fee is one-sixth of one percent based on \$45 per square foot of living area of the building.

1. Footing inspection fee: \$40.
2. Framing inspection fee: \$40.

(b) In the case of modular homes, building permit fees will be collected on both the cost of the unit and the improvement to the site.

(2) Industrial, commercial and other non-residential building permit fees for construction in Districts I-1 through I-4 and C-1 through C-5 and all other construction not covered by subdivision (1) hereof shall be as follows:

(a) All areas within the planning jurisdiction, \$25 minimum fee. Permit fee is one-quarter of one percent of cost of construction.

1. Footing inspection fee: \$50.
2. Framing inspection fee: \$50.

(b) Optional inspection fees: The following fees are not applicable if a notarized affidavit is filed with the Planning Commission office by a registered professional engineer or architect licensed to practice in Oklahoma stating that all provisions of all codes have been met.

### (B) Plumbing inspection fees.

(1) Residential, \$40.

- (a) \$5 per bath over two baths.
- (b) \$25 re-inspection fee.
- (c) \$40 minimum fee for remodels and additions to pre-existing structures.

(2) Duplexes, \$80.

- (a) \$25 re-inspection fee.
- (b) \$40 minimum fee for remodels and additions to pre-existing structures.

- (3) Commercial and industrial.
  - (a) \$50 minimum fee.
  - (b) \$25 re-inspection fee.
  - (c) \$30 first three fixtures and/or drains.
  - (d) \$1 each fixture and/or drain over three.
  - (e) \$10 for inspection of water system.
  - (f) \$10 for inspection of sewer system.
  
- (C) Electrical inspection fees.
  - (1) Residential, \$40.
    - (a) \$25 re-inspection fee.
    - (b) \$40 minimum fee for remodels and additions to pre-existing structures.
  
  - (2) Duplexes, \$80.
    - (a) \$25 re-inspection fee.
    - (b) \$40 minimum for remodels and additions to pre-existing structures.
  
  - (3) Commercial and industrial.
    - (a) \$50 minimum fee.
    - (b) \$25 re-inspection fee.
    - (c) \$50 for first 300 amp.
    - (d) \$10 for each 100-amp increment or fraction thereof over 300 amp.
  
- (D) Mechanical inspection fees.
  - (1) Residential, \$40.
    - (a) \$15 per unit over one.
    - (b) \$25 re-inspection fee.
    - (c) \$40 minimum fee for remodels and additions to pre-existing structures.
  
  - (2) Duplexes, \$80.
    - (a) \$25 re-inspection fee.
    - (b) \$40 minimum fee for remodels and additions to pre-existing structures.
  
  - (3) Commercial and industrial.
    - (a) \$50 minimum fee.
    - (b) \$25 re-inspection fee.
    - (c) \$50 for first 20 tons.
    - (d) \$5 per 20 tons above 20 tons.
  
- (E) Other permit fees.
  - (1) Planned development, including manufactured home parks:
    - (a) \$50 basic fee.
    - (b) \$5 additional fee per acre or if divided into lots.
    - (c) \$2 additional fee per lot.

- (2) \$250.00 moving permit.
  - (3) \$75 conditional use permit/special exception.
  - (4) \$75 variance permit.
  - (5) \$75 map amendment (change of zoning).
  - (6) \$20 for other action which requires a public hearing.
- (F) Penalty for working without a permit. All fees set forth in this section shall be double if builder has to be notified to buy a Building Permit after work has been started.
- (G) Cost of advertising and notice. The applicant shall pay the cost of any required legal notice and be responsible for placing the notice and providing proof of publication to the Planning Commission ten days prior to any public hearing. The applicant shall be responsible for the posting of any signs as required by the zoning regulations.
- (H) Filing fees for plats and lot splits.
- (1) To defray partially the costs of notification and special studies, there shall be paid to the Planning Commission, at the time of submittal of plats, fees as follows:
    - (a) Preliminary plat, \$100 plus \$1 per lot.
    - (b) Final plat, \$200 plus \$1 per lot.
    - (c) Lot split, \$25.
  - (2) Where only a portion of an approved preliminary plat is submitted for final approval, a final plat of the remaining area may be submitted at any time within five years of the preliminary approval without payment of an additional filing fee by the subdivide, provided that the final plat for the additional area conforms substantially with the approved preliminary plat.
  - (3) Earth Change Permit, \$25.
    - (a) Street cut charges, \$50.
    - (b) Curb cut charges, \$25.
  - (4) Plan review.
    - (a) Plan review of commercial property, \$50.
    - (b) Plan review of plan or final plats, \$25.
    - (c) Page infrastructure plan review, \$25.
    - (d) Maps (digital format, extra cost for printing), \$40.
  - (5) Contractor license fees, \$100 per year (flat).
    - (a) Contractor (renewal), \$50.
    - (b) No fees for journeyman/ apprentice.
  - (6) Sign permits.
    - (a) Sign, \$50.
    - (b) Electrical inspection, \$50.

(^83 Code, '5-202) (Ord. 811, passed 9-15-80; Am. Ord. 810, passed 9-2-80; Am. Ord. 94-13, passed 4-4-94; Am. Ord. 2005-05, passed 4-18-05)

***Cross-reference:***

*Application for earth change permit, see § [154.06](#)*

*Cutting streets, deposit required; refund and forfeit, see § [101.22](#)*

*Specifications for streets, see § [101.37](#)*

CITY OF CLAREMORE  
BUILDING PERMIT APPLICATION  
INSPECTIONS OFFICE  
724 RAMM ROAD  
Phone: 918-341-0457      FAX: 918-341-6147

RESIDENTIAL                       COMMERCIAL                       INDUSTRIAL

Plan Name: \_\_\_\_\_

Address: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Setbacks:    Front: \_\_\_\_\_ Side: \_\_\_\_\_ Side: \_\_\_\_\_ Rear: \_\_\_\_\_

Lot Size: \_\_\_\_\_ X \_\_\_\_\_ Interior Lot: \_\_\_\_\_ Corner Lot: \_\_\_\_\_

Inside Square Footage: \_\_\_\_\_ Parking Enclosed:    Y / N

Full Baths: \_\_\_\_\_ Partial Baths: \_\_\_\_\_

# of Stories: \_\_\_\_\_ # of A/C Units: \_\_\_\_\_ Construction Cost: \_\_\_\_\_

Subcontractors: Company Name and Phone Number

Electric: \_\_\_\_\_ Phone: \_\_\_\_\_

Plumbing: \_\_\_\_\_ Phone: \_\_\_\_\_

Mechanical: \_\_\_\_\_ Phone: \_\_\_\_\_

Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Builder: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Applicant's Signature

\*\*\*\*\*

**OFFICE USE ONLY**  
**Verification Of:**

Zoning \_\_\_\_\_ Floodplain \_\_\_\_\_ Setbacks \_\_\_\_\_ Address \_\_\_\_\_

## City of Claremore Zoning District Abbreviations

AG	Agriculture General District
RE	Residential Single-family, Estate District
RS-1	Residential Single-Family Low Density District
RS-2	Residential Single-Family Medium Density District
RS-3	Residential Single-Family High Density District
RD	Residential Duplex District
RT	Residential Townhouse District
RMO	Residential Multi-Family Lowest Density District
RMI	Residential Multi-Family Low Density District
RM2	Residential Multi-Family Medium Density District
RM3	Residential Multi-Family High Density District
RMH	Residential Manufactured Home District
RCM	Residential/Commercial Mixed Use District
CL	Office Low Intensity District
OM	Office Medium Intensity District
OH	Office High Intensity District
CS	Commercial Shopping Center District
CG	Commercial General District
CH	Commercial High Intensity District
CBD	Central Business District
SR	Scientific Research and Development District
IL	Industrial Light District
IM	Industrial Moderate District
IH	Industrial Heavy District
M	Mining District
P	Parking District
F1	Flood Channel District
F2	Flood Plain District
PUD	Planned Unit Development

# City of Claremore's Zoning Ordinance

## CHAPTER 5: OFFICE DISTRICTS

- 500. Purpose
- 501. Principal Uses
- 502. Accessory Uses
- 503. Requirements for Special Exception Use
- 504. Bulk and Area Requirements

### SECTION 500. PURPOSE

#### A. General Purposes

The Office Districts are designed to preserve and promote the development of efficient office facilities and to maximize the compatibility with other land uses by:

1. Establishing bulk and area controls;
2. Requiring off-street parking and loading facilities;
3. Establishing the several districts necessary to meet the need for a variety of office types;
4. Controlling the number, area, location, and types of signs; and
5. Achieve the office objectives of the Comprehensive Plan.

#### B. Purposes of the Office Low Intensity District (OL)

The OL District is designed to facilitate the development and preservation of low intensity office development.

#### C. Purposes of the Office Medium Intensity District (OM)

The OM District is designed to provide areas for offices, together with certain community facilities normally compatible with primary office uses. It is designed to preserve existing medium Intensity office development and to facilitate the development of new medium intensity office areas.

#### D. Purposes of the Office High Intensity District (OH)

The OH District is designed to provide for multi-story office development in areas that have been designated as a High Intensity Office District or Special District by the Comprehensive Plan.

### SECTION 501. PRINCIPAL USES

The principal uses permitted in Office Districts are designated by Use Units as set forth in Chapter 15 of this Ordinance. The Use Units are groupings of individual uses and are fully described, including their

respective off-street parking, loading, and screening requirements and other use conditions in Chapter 15. The Use Units permitted in Office Districts are set forth below in Table 5-1.

**TABLE 5 -1.  
USE UNITS PERMITTED IN OFFICE**

No.	Name	Districts		
		OL	OM	OH
1.	Area-Wide Uses	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E
4.	Public Protection and Utility Facilities	E <sup>2</sup>	E <sup>2</sup>	E <sup>2</sup>
5.	Single Family Dwelling	E	E	E
6.	Duplex Dwelling	E	E	E
7.	Townhouse Dwelling	E	E	X
8.	Multi-family Dwelling and Similar Uses	E <sup>3</sup>	E <sup>3</sup>	X
10.	Off-street Parking Areas	X	X	X
11.	Offices, Studios and Support Services	X <sup>4</sup>	X	X
12.	Eating Establishments Other than Drive-ins			X
17.	Mini-Storage	E	E	E
20.	Hotel, Motel and Recreational Facilities	E	E	E <sup>5</sup>

<sup>1</sup> X Use by Right.

E Special Exception (See Section 503).

<sup>2</sup> Antennas and Antenna Support Structures are not permitted as a principal use by Special Exception.

<sup>3</sup> Community group home, convent, monastery and novitiate are the only uses within Use Unit 8 permitted by Special Exception in the OL and OM Districts.

<sup>4</sup> Drive-in bank facilities, whether a principal or accessory uses, require Board of Adjustment approval as a Special Exception in OL Districts.

<sup>5</sup> Limited to Hotel and Motel.

**SECTION 502. ACCESSORY USES**

**A. Accessory Uses Permitted**

Accessory uses customarily incidental to a principal use permitted In Office Districts are permitted in such Districts. In addition, the uses set forth in Table 5-2 are permitted as accessory uses.

**TABLE 5-2  
ACCESSORY USES PERMITTED IN OFFICE DISTRICTS**

Uses	Districts		
Business Signs	All Districts		
Barber and Beauty Shops	OL <sup>1</sup>	OM	OH
Construction Sign	All Districts		
Convenience Goods and Services and Shopping Goods and Services	OL <sup>1</sup>	OM	OH
Eating Establishments, other then Drive-ins			OH
Private Clubs <sup>2</sup>			OH <sup>2</sup>
Real Estate Signs	All Districts		
Accessory Antennas and Antenna Support Structures	All Districts		

<sup>1</sup> By Special Exception requiring Board of Adjustment approval, subject to the requirements set forth in Section 504.

<sup>2</sup> Private Club as used in this Chapter is defined in Chapter 21, Definitions, and is subject to the provisions set forth herein and any other applicable local or state law.

**B. Accessory Use Conditions**

1. General Conditions
  - a. Accessory buildings shall meet the minimum building setback lines of the applicable District.
  - b. An accessory building erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith and shall comply with the requirements applicable to the principal building.
2. Convenience Goods and Services and Shopping Goods and Services
  - a. Permitted Convenience Goods and Services and Shopping Goods and Services in an OH District or any Office District with a PUD Supplemental District are limited to the uses included In Use Units 12 and 14.
  - b. Convenience Goods and Services and Shopping Goods and Services in an OM and OH District or any Office District with a PUD Supplemental District shall be located entirely within the principal building.
  - c. Convenience Goods and Services and Shopping Goods and Services in an OM and OH District or any Office District with a PUD Supplemental District shall not occupy more than 15% of the gross floor area of the building in which located.
  - d. For Convenience Goods and Services permitted In the OL District, (see Section 503.C).
3. Eating Establishments Other Than Drive-Ins
  - a. Permitted accessory eating establishments are limited to the uses included in Use Unit 12, designed and located for the convenience of the occupants of the principal building.
  - b. Eating establishments shall be located entirely within the principal building.
  - c. Eating establishments shall not occupy more than 5% of the gross floor area of the building in which located.
4. Accessory Signs

See Table 5 - 2 for business signs which are permitted accessory uses. For additional information on accessory business signs in Office Districts, see Chapter 11, Signs.
5. Private Clubs - OH Districts Only
  - a. Within the OH District the private club shall be located entirely within principal the building and shall not occupy more than 5% of the gross floor area of the building in which located.
  - b. Within the OH District the principal office structure may include an eating place occupying a maximum of 5% of the gross floor area, a private club occupying a maximum of 5% of

the gross floor area and facilities for convenience goods and services and shopping goods and services occupying a maximum of 15% of the gross floor area with a total of not more than 25% of the principal structure being devoted to uses other than offices and studios.

- c. The floor area of an eating place, private club, and accessory convenience goods and services and shopping goods and services shall not be permitted to exceed the maximum allowable area for each individual use.

### **SECTION 503. REQUIREMENTS FOR SPECIAL EXCEPTION USE**

The Special Exception Uses, permitted in the Office Districts, as designated In Table 5-1 and Table 5-2, are subject to the minimum requirements set out below and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

- A. The accessory use provisions of the Office Districts pertaining to signs apply to signs which are accessory to uses permitted by Special Exception; provided, that each sign permitted shall primarily identify the principal building. Identification of permitted accessory goods and services shall be secondary.
- B. Multi-family use in the OL and OM Districts, as specified in Table 5-1, shall comply with the bulk and area requirements of the RM-4 District. Multifamily use in the OH District shall comply with the bulk and area requirements of the RM-6 District.
- C. Convenience Goods and Services and Shopping Goods and Services in the OL District shall comply with the following requirements:
  - 1. No Convenience Goods and Services and Shopping Goods and Services shall be permitted unless the principal building shall contain a minimum of 25,000 square feet.
  - 2. Permitted Convenience Goods and Services and Shopping Goods and Services listed below shall be located entirely within the principal building and shall have no exterior pedestrian access except through the general building entrances.
  - 3. Permitted Convenience Goods and Services and Shopping Goods and Services are limited to the following uses and use groupings:
    - a. Barber shop and beauty shop
    - b. Book store
    - c. Florist
    - d. Gifts, Novelty and Souvenir shop
    - e. Liquor store
    - f. Newsstand
    - g. Medical, Dental, Optical and Orthopedic supplies (prescription services only)
    - h. Stationery and Office supplies
    - i. Tobacco, candy and nut store
  - 4. The permitted Convenience Goods and Services and Shopping Goods and Services listed above shall not occupy more than 10% of the gross floor area of the building in which located. Each use or use grouping shall be limited to a maximum of 2,000 square feet of floor area. If a restaurant and/or private club is requested or existing the total amount for all accessory uses,

including restaurants and private clubs, shall not exceed 12.5% of the gross floor area of the principal building,

5. Each accessory use shall be limited to a maximum of 2,000 square feet of floor area per specific use grouping listed above.

D. Private clubs in the OH District shall comply with the following requirements:

1. The private club shall be located entirely within the principal building.
2. The private club shall not occupy more than 5% of the gross floor area of the building in which located and shall not exceed 2,000 square feet of floor area.
3. Exterior business signs identifying the private club are prohibited.

E. Except as provided in Section 211, Public Protection and Utility Facilities, a minimum lot frontage of 100 feet is required for all Special Exception uses unless the Use Unit requirements are more restrictive, in which case the more restrictive shall control.

F. Barber and beauty shops may be permitted as either accessory or principal uses in an OL, OM, or OH District by Special Exception.

G. Special housing facilities in Use Unit 8 shall meet applicable spacing requirements, whether permitted by Right or Special Exception, in the Use Conditions, and the Off-Street Parking and Loading Requirements as provided in Chapter 15.

H. Mini-storage facilities located in Office Districts shall comply with the following requirements:

1. The building height is limited to 12 feet; however, if the facilities contain an accessory dwelling to be used for management and security purposes, the height of the dwelling shall not exceed 35 feet.
2. The minimum building setback from the centerline of an adjacent arterial street or freeway service road shall be a minimum distance of one-half (1/2) the right-of-way designated on the Major Street Plan plus 50 feet. The minimum building setback from an adjacent nonarterial street shall be 35 feet. The minimum building setback from a freeway and all other boundaries shall be ten (10) feet. However, the Board of Adjustment may allow less building setback in these instances if the wall of the building is also to be used to meet the screening requirement. In no event shall such setback be less than five (5) feet.
3. Building walls on the exterior of the development shall consist of masonry construction using brick, stone, stucco or concrete tilt-up panels. Metal or standard (smooth) concrete block exterior walls are not permitted on such exterior.
4. The floor area ratio (FAR) shall not exceed 0.5.
5. Access doors to storage units shall not be visible at ground level from an abutting AR, RS, RST or RT District and shall not be visible from an abutting public street.

6. No hazardous, toxic or explosive materials are permitted to be stored in such facilities.
7. Open air storage is prohibited.
8. The development site shall have frontage on and access to an arterial street unless otherwise provided by the Board of Adjustment.
9. Only one (1) ground sign shall be permitted and the location, size and height of such sign shall be determined by the Board of Adjustment; however, the sign shall not exceed 20 feet in height and 32 square feet of display surface area. Illumination, if any, shall be by constant light.
10. A screening fence or masonry wall (as required by the Board of Adjustment) a minimum of eight (8) feet in height is required along the lot line or lot lines in common within an AR, RS, RST or RT District. The wall of the buildings may be used to comply with this screening requirement with the Board of Adjustment approval and in such case open spaces between perimeter buildings shall be screened with an eight (8) foot masonry wall.

#### **SECTION 504. BULK AND AREA REQUIREMENTS**

Every permitted use in an Office District shall be subject to the requirements set forth in Table 5-3 and to such other modifications set forth herein.

**TABLE 5-3 BULK AND AREA REQUIREMENTS IN THE OFFICE DISTRICTS**

	<b>DISTRICTS</b>		
	<b>OL</b>	<b>OM<sup>1</sup></b>	<b>OH<sup>1</sup></b>
<b>LOT AREA (Minimum SF)</b>	NA	NA	10,000
<b>FRONTAGE (Minimum Feet)</b>			
Arterial or Freeway Service Road	75	75	100
Not an Arterial or Freeway Service Road	50	50	50
<b>SETBACK FROM CENTERLINE OF ABUTTING STREET (Minimum Feet)</b> Measured from centerline of abutting street; add, to the distance designated in the column to the right, 2 of the right-of-way designated on the Major Street Plan or 25 feet if the street is not designated on the Major Street Plan.			
Arterial or Freeway Service Road	50	50	50
Not on Arterial or Freeway Service Road	25	25	25
<b>SETBACK FROM ABUTTING AR, RS, RST or RT</b>			
District Boundary Lines (Minimum Feet)	10 <sup>3</sup>	10 <sup>3</sup>	10 <sup>3</sup>
Building Height (Maximum Feet)	18	NA	NA

<sup>1</sup>In the OM and OH District, residential buildings and the residential portions of mixed use buildings shall be subject to the minimum lot area per dwelling unit requirement of the applicable R District.

<sup>2</sup>The Board of Adjustment may allow by Special Exception a maximum floor area ratio (FAR) of 0.40.

<sup>3</sup>Plus 2 feet of setback for each 1-foot of building height exceeding 15 feet if the abutting property is within an AR, RS, RST or RI District.

# City of Claremore's Zoning Ordinance

## CHAPTER 6: COMMERCIAL DISTRICT

- 600. Purposes
- 601. Principal Uses
- 602. Accessory Uses
- 603. Bulk and Area Requirements
- 604. Special Exception Uses, Requirements
- 605. Location of Sexually-Oriented Businesses

### SECTION 600. PURPOSES OF COMMERCIAL DISTRICTS

#### A. General Purposes

The Commercial Districts are designed to:

1. Achieve the commercial objectives of the Comprehensive Plan
2. Meet the needs for commercial services and goods of the metropolitan area and trade area.
3. Preserve and promote the development of efficient, commercial facilities and encourage a compatible relationship between commercial facilities and other uses and thoroughfares, by:
  - a. Differentiating the types and purposes of commercial activities.
  - b. Establishing bulk and area controls.
  - c. Requiring off-street loading and parking facilities.
  - d. Controlling the number, area, location and types of signs
  - e. Protecting the character of commercial districts and their peculiar suitability for commercial uses.

#### B. Purposes of the CS Shopping Center District

The CS District is designed to accommodate convenience, neighborhood, sub-community, community, and regional shopping centers providing a wide range of retail and personal service uses

#### C. Purposes of the CG, General Commercial District

The CG District is designed to:

1. Accommodate existing development of mixed commercial uses which are well established, while providing a degree of protection to adjacent residential areas.

2. Accommodate the grouping of certain commercial and light industrial uses which are compatible with one another.

#### D. Purposes of the CH, Commercial High Intensity District

The CH District is designed to accommodate high intensity commercial and related uses in areas designated High Intensity by the Comprehensive Plan.

#### E. Purposes of the CBD, Central Business District

The purposes of the Central Business District are to:

1. Accommodate and encourage the most desirable, most productive, most intense use of land, without regard to the regulation of building height, floor area land coverage or parking space requirements within the central core area of the City designated by the Comprehensive Plan.
2. Encourage a diversity of high intensity uses which mutually benefit from close proximity to, and from the available services of, the high transportation carrying capacity afforded by the Inner Dispersal Loop.
3. Preserve and promote the public and private investment of the existing central core area.

#### F. Purpose of the RCM, Residential/Commercial District

Residential and commercial use combined on a single downtown commercial lot. This use can only be on a maximum 50/50 basis, and not permitted outside of the designated Claremore downtown area, as defined by Main Street boundaries identified in the City of Claremore Comprehensive Plan. The RCM District provides and permits the existence and use of apartments and residential living areas within commercial buildings in the original downtown area of the City of Claremore, Oklahoma, subject to the following limitations:

1. Living quarters in the downtown business district must be located in an upper floor of a multi-story building or in the rear of a single-story structure.
2. No entrance to such residential living quarters may open directly from a street into living quarters and no downstairs living quarters may be visible from the street. This restriction shall not apply to a doorway leading to an upstairs apartment.
3. Living quarters in a commercial building shall not comprise more than 50 percent of the total square footage of the building.
4. Occupants of residential living quarters within a commercial business may not utilize more than two on street parking spaces for their personal and/or business motor vehicles.
5. Only single-family\* residences may be utilized within a commercial establishment. Multi-family use requires rezoning to an RM classification.

6. Where a commercial establishment is used to accommodate a single-family\* residence, that part of the building which is utilized for commercial purposes must conform to the commercial building code and that part which is utilized for residential purposes must conform to the residential building code and requirements.
7. The residential use of commercial property may be leased or rented by the building owner, and shall comprise no more than 50% of the total square footage of the building.
8. The properties which are in use prior to or simultaneously with the passage of this Ordinance shall be grandfathered in and may continue to be utilized in their present form and purpose. Should such properly be sold or conveyed after the passage of this Ordinance, then in that event, all property should be subject to all building code regulations and the requirements, restrictions and limitations of the City of Claremore Building Code and Ordinances.

\*Single-family residence is defined as living quarters for a single-family unit.

## SECTION 601. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS

The principal uses permitted in the Commercial Districts are designated by use units. The use units are groupings of individual uses and are full described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in Commercial Districts are set forth below in Table 1.

**Table 1  
Use Units Permitted In Commercial District.1**

Use Units		Districts				
No.	Name	CS	CG	CH	CBD	RCM
1.	Area-Wide Uses	X	X	X	X	
2.	Area-Wide Special Exception Uses	E	E	E	E	
4.	Public Protection and Utility Facilities	X	X	X	X	
5.	Community Services & Similar Uses	X	X	X	X	
6.	Single-Family Dwelling	E	E	E	X*	
7.	Duplex Dwelling	E	E	E	X*	
7a.	Townhouse Dwelling	E	E	X	X	
8.	Multi-Family Dwelling & Similar Uses	E	E	X	X	X
9.	Manufactured Home Dwelling		E	E		
10.	Off-Street Parking Areas	X	X	X	X	
11.	Offices, Studios & Support Services	X	X	X	X	
12.	Eating Establishments Other than Drive-Ins	X	X	X	X	
12a.	Adult Entertainment Establishments	X**	X**	X**		
13.	Convenience Goods and Services	X	X	X	X	X
14.	Shopping Goods and Services	X	X	X	X	X
15.	Other Trades and Services	E	X	X	X	X
16.	Mini-Storage	E	X	X	X	
17.	Automobile and Allied Activities	E	X**	X**		
18.	Drive-In Restaurants	E	X	X	X	
19.	Hotel, Motel and Recreational Facilities	X	X	X	X	
20.	Commercial Recreation, Intensive	E	E	E	E	
21.	Business Signs and Outdoor Advertising	X	X	X	X	X
22.	Scientific Research and Development		E	X	X	
23.	Warehousing and Wholesaling		E	X	X	
25.	Light Manufacturing and Industry		E	E		

X = Use by Right

\*X = Mixed Land Use in Downtown Historical Boundaries

\*\*X = Use Unit 12a. and auto body painting within Use Unit 17 uses, require Board of Adjustment approval of a Special Exception if the lot containing either of these uses is within 150 feet of R zoned land, other than streets or freeways which are in R Districts.

E = Special Exception

**SECTION 602. ACCESSORY USES PERMITTED IN COMMERCIAL DISTRICTS**

**A. Accessory Uses Permitted**

Accessory uses customarily incident to a principal use permitted in a commercial district are permitted in such district.

**B. Accessory Use Conditions**

1. Accessory buildings shall meet the minimum building setback lines of the applicable district.
2. An accessory building erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall herewith, and shall comply with the requirements applicable to the principal building.
3. Signs in the commercial districts, whether accessory or principal uses are subject to the use conditions of Use Unit 21.

**SECTION 603. BULK AND AREA REQUIREMENTS IN THE COMMERCIAL DISTRICTS**

**Table 2  
Bulk and Area Requirements in the Commercial Districts**

	Districts			
	CS	CG	CH	CBD
<b>FRONTAGE (Minimum Feet)</b>				
Arterial or Freeway Service Road	150	100	NA	NA
Not an Arterial or Freeway Service Road	50	50	NA	NA
<b>FLOOR AREA RATIO (Maximum)</b>	0.50	0.75	NA	NA
<b>SETBACK FROM CENTERLINE OF ABUTTING STREET (Minimum Feet)</b> MEASURED FROM CENTERLINE of abutting sheet; add to the distance designated in the column to the right, 2 of the right-of-way width designated on the Major Street Plan, or 25 feet if the street is not designated on the Major Street Plan:				
Arterial or Freeway Service Road	50	50	0	0
Not an Arterial or Freeway Service Road	25	25	0	0
<b>SETBACK FROM ABUTTING R DISTRICT</b>				
<b>BOUNDARY LINES (Min. Ft.)</b>	10*	10*	0	0
<b>BUILDING HEIGHT (Maximum Feet)</b>	NA	NA	NA	NA

\* Plus 2 feet of setback for each 1-foot building height exceeding 15 feet, if the abutting property is within an RE, RS or RD District.

**SECTION 604. SPECIAL EXCEPTION USES IN COMMERCIAL DISTRICTS, REQUIREMENTS.**

The Special Exception uses permitted in commercial districts, as designated in Table 1, are subject to the minimum requirements set out below and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

- A. Multi-family use where permitted by Special Exception shall comply with the bulk and area requirements of the RM-2 District.
- B. Except as provided above, all Special Exception uses shall comply with the bulk and area requirements of the use district in which it is located.
- C. Drive-in restaurants where permitted by Special Exception are subject to the following requirements and conditions:
  - 1. Eating establishments which encourage or permit substantial in-car on-premise consumption of food shall be permitted within commercial shopping districts only in such locations as it will not interfere with or detrimentally affect any adjoining or nearby residential properties.
  - 2. All lighting shall be directed toward the proposed drive-in facility and away from any neighboring Residential Districts. Area-wide loudspeakers or paging systems will not be allowed.
  - 3. Traffic circulation shall be reviewed and approved by the Traffic Engineering Department, including the location of ingress and egress points.
  - 4. The subject tract of land (proposed development site) shall have a minimum of 140 feet of frontage on a designated major arterial street.
- D. Uses included within Use Units 15 and 20 where permitted by Special Exception are subject to the following requirements:
  - 1. The permitted uses will not interfere with or detrimentally affect any adjoining or nearby residential properties.
  - 2. Traffic circulation shall be viewed and approved by the Traffic Engineering Department, including the location of ingress and egress points.
  - 3. The subject tract of land (proposed development site) shall have either a minimum of 150 feet of frontage on a designated major arterial street or a minimum of 50 feet of frontage on a non-arterial street.
- E. Special housing facilities in Use Unit 8 (Multi-family) shall meet applicable Use Conditions and Off-Street Parking and Loading Requirements as provided in Chapter 15.
- F. Manufactured home development where permitted by Special Exception shall comply with the following bulk and area requirements:

1. The Manufactured Home Development:

Tract Area (Minimum)	2 acres
Tract Width (Minimum)	150 feet
Land Area per Dwelling Unit (Minimum)	4,300 sq. ft.
Livability Space per Dwelling Unit (Minimum)	200 sq. ft.

Livability Space shall be provided in common areas of not less than 4,000 square feet, located so as to be conveniently accessible to the manufactured homes it is intended to serve.

Setback Abutting a Public Street: (Minimum)

MEASURED FROM THE CENTERLINE; add to the distance designated in the column to the right, 2 of right-of-way width designated on Major Street Plan, or 25 feet, if not designated on Major Street Plan:

Abutting an Arterial or Freeway Service Road	35 feet
Not abutting an Arterial or Freeway Service Road	25 feet
Setback from perimeter boundaries, except where abutting a public street	10 feet
Height (Maximum)	One-Story

6' screening fence (Minimum) along entire boundary abutting an R District

2. Internal Requirements:

Minimum Private Street Surfacing Width	20 feet
Minimum Off-Street Paved Parking Spaces per Unit	2
Manufactured Home Setback from Internal Private Street (Min.)	10 feet
Separation Between Manufactured Homes (Min.)	10 feet

**SECTION 605. LOCATION OF SEXUALLY-ORIENTED BUSINESSES**

A. Definitions

1. As used in this Section, the terms sexual conduct and specified anatomical areas shall mean as follows:

a. Sexual Conduct includes the following:

- (1) The fondling or other touching of human genitals, pubic region, buttock, or female breasts.
- (2) Ultimate sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, sodomy.

(3) Masturbation

(4) Excretory functions as part of or in connection with any of the activities set forth in (1) through (3) above.

b. Specified Anatomical Areas include the following:

(1) Human genitals, pubic region, buttocks and female breasts below a point immediately above the top of the areola.

(2) Human male genitals in a discernible turgid state, even if completely and opaquely covered.

2. For purposes of this Ordinance, the sexually-oriented businesses are defined as to follows:

a. Adult Amusement or Entertainment: Amusement; or entertainment which is distinguished or characterized by an emphasis on acts or material depicting, describing or relating to Sexual Conduct or Specified Anatomical Areas, as defined herein, including but not limited to topless or bottomless dancers, exotic dancers, strippers, male or female impersonators or similar entertainment.

b. Adult Bookstore: An establishment wherein 10% or more of its display area consists of books, films, videos, magazines, periodicals, games, novelties or other materials which are distinguished or characterized by an emphasis on depicting or describing Sexual Conduct or Specified Anatomical Areas (hereinafter referred to as Asexually-oriented materials@).

Display Area as used herein shall be measured as follows:

For bookshelves, magazine racks and similar display devices, display area shall be calculated by multiplying the length times the width of such devices. If sexually-oriented materials are mixed with non-sexually oriented materials in or on such devices, the entire device shall be considered as consisting of sexually-oriented materials.

For table tops, counters, display cases and similar display devices, display area shall be calculated by multiplying the length times the width of each surface on which merchandise is displayed. If sexually oriented materials are mixed with non-sexually oriented materials on such surfaces, the entire surface shall be considered as consisting of sexually-oriented materials.

For walls, display area shall be the area of the wall enclosed by the smallest imaginary rectangle which contains each item.

The display area of merchandise hanging or suspended from the ceiling shall be calculated by multiplying the item=s length or width, whichever is longer, times the item=s height.

c. Adult Mini Motion Picture Theater: An enclosed building with a capacity of less than 50 persons used for presenting material distinguished or characterized by an emphasis on depicting or describing Sexual Conduct or Specified Anatomical Areas.

d. Adult Motel: A motel wherein material is presented, as part of the motel services, via closed circuit TV or otherwise, which is distinguished or characterized by an emphasis on depicting or describing Sexual Conduct or Specified Anatomical Areas.

- e. Adult Motion Picture Arcade: Any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled, still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing Sexual Conduct or Specified Anatomical Areas.
- f. Adult Motion Picture Theater: An enclosed building with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on depicting or describing Sexual Conduct or Specified Anatomical Areas.
- g. Massage Parlor: Any place where for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with Sexual Conduct or where any person providing such treatment, manipulation or service related thereto exposes Specified Anatomical Areas.
- h. Model Studio: Any place other than university or college art classes where, for any form of consideration or gratuity, figure models who display Specific Anatomical Areas are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such consideration or gratuity.
- i. Sexual Encounter Center: Any building or structure which contains, or is used for commercial entertainment where the patron directly or indirectly is charged a fee to engage in personal contact with or to allow personal contact by, employees, devices or equipment or by personnel provided by the establishment which appeals to be prurient interest of the patron, to include, but not to be limited to bath houses, massage parlors and related or similar activities.

## B. Prohibition

No person shall exercise supervisory control, manage, operate, cause the establishment or permit the establishment of any of the sexually-oriented businesses as defined in Section 605 A, in an area zoned other than CS, CG, CH, and/or CBD. In addition, no person shall exercise supervisory control, manage, operate, cause the establishment or permit the establishment of any of the sexually-oriented businesses, as defined in Section 605.A. within:

1. **1,000 feet from any other sexually-oriented business.** The 1,000 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which a sexually-oriented business is conducted, to the nearest point of the wall of the portion of the building in which another sexually-oriented business is conducted.
2. **300 feet from a church.** Church as used herein shall mean all contiguous property owned or leased by a church upon which is located the principal church building or structure, irrespective of any interior lot lines. The 300 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which a sexually-oriented business is conducted to the nearest point of the church. Provided, however, for a church use located in a building principally used for

commercial or office purposes (as in a shopping center), the 300 feet shall be measured to the nearest building wall of the portion of the building used for church purposes.

3. **300 feet from a school** of the type which offers a compulsory education curriculum. School as used herein shall mean all contiguous property owned or leased by a school upon which located the principal school building(s) irrespective of any interior lot lines. The 300 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which a sexually-oriented business is conducted to the nearest point of the school.
4. **300 feet from a public park or private park.** The 300 feet shall be measured in a straight line from the nearest point of the wall of the portion or the building in which a sexually-oriented business is conducted to the nearest point on the property of the park.
5. **300 feet from areas zoned residential.** The 300 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which a sexually-oriented business is conducted, to the nearest point on a Residential Zoning District boundary line (not including residentially zoned expressway right-of-way).

Provided further that the Board of Adjustment may permit by Special Exception sexually- oriented businesses, as defined in Section 605.a in an IL, IM or IH District subject to the distance limitations set forth herein.

The establishment of a sexually-oriented business shall include the opening of such business as a new business, the relocation of such business, the enlargement of such business in either scope or area, or the conversion of an existing business location to any of the uses described in Section 605.a.

#### C. Nonconforming Uses

Any business lawfully existing as of the effective date of this Ordinance that is in violation hereof shall be deemed a nonconforming use. Such a nonconforming use will be permitted to continue for a period not to exceed two years, unless sooner terminated for any reason whatsoever or voluntarily discontinued for a period of 30 days or more. Such nonconforming uses shall not be increased, enlarged, extended or altered except that the use may be changed to a conforming use. In the event that two or more sexually-oriented businesses are within 1,000 feet of one another and otherwise in a permissible zone, the first such sexually-oriented business licensed and continually operating at a particular location shall be the conforming use and the later established business(es) shall be nonconforming.

Nothing in this Ordinance is intended to make legal any business or activity that is expressly declared illegal under the provision of this Code or under any state or federal laws.

# City of Claremore's Zoning Ordinance

## CHAPTER 7: SCIENTIFIC RESEARCH AND DEVELOPMENT DISTRICT (SR)

- 700 Purpose
- 701. Principal Uses.
- 702. Accessory Uses
- 703. Bulk and Area Requirements
- 704. Requirements for Special Exception Use

### SECTION 700. PURPOSE

The SR District is designed to provide an environment conducive to the development and conservation of modern, scientific research facilities and related institutions.

### SECTION 701. PRINCIPAL USES

The principal uses permitted in the Scientific Research District are designated by Use Units. The Use Units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 15. The Use Units permitted in the SR District are set forth in Table 7 - 1 below.

**TABLE 7 - 1**

**USE UNITS PERMITTED IN SCIENTIFIC RESEARCH DISTRICT<sup>1</sup>**

Use Units		District
No.	Name	SR
1.	Area-Wide Uses	X
2.	Area-Wide Special Exception Uses	E
4.	Public Protection and Utility Facilities	X <sup>2</sup>
10.	Off-Street Parking Areas	X
11.	Offices, Studios & Support Services	X
23.	Scientific Research and Development	X

<sup>1</sup>X = Use by Right

E = Special Exception

<sup>2</sup>Antennas and Antenna Supporting Structures shall be allowed by Right only if in compliance with Section 804 of this Ordinance. In all other cases Accessory Antennas and Antenna Supporting Structures shall require approval of a Special Exception from the Board of Adjustment in accordance with Section 1504.

### SECTION 702. ACCESSORY USES

#### A. Accessory Uses Permitted

Accessory uses customarily incidental to a principal use permitted in an SR District are permitted in such District.

## B. Accessory Use Conditions

1. Accessory buildings shall meet the minimum building setback lines of the District.
2. An accessory building erected as an integral part of the principal building shall be structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.
3. Business Signs
  - a. Business signs in the SR District shall comply with the requirements of this section and, in addition, shall comply with the general use conditions for business signs as provided in Chapter 11. Where the requirements of this section are greater or more restrictive than the above specified requirements, the requirements of this section shall apply.
  - b. The sign shall not exceed one-half (1/2) of a square foot of display surface area per lineal foot of street frontage; provided, however, that in no event shall the sign be permitted to exceed 300 square feet in display surface area.
  - c. Signs, if visible from an R District other than street, highway or freeway right-of-way, or if visible from a Designated Residential Development Area in a Planned Unit Development shall be setback from such District or Area a minimum distance of 50 feet.
  - d. Ground signs shall not exceed 30 feet in height.
  - e. Illumination, if any, shall be permitted only by constant light.
  - f. Any ground sign shall maintain a minimum separation of 100 feet from any other ground sign.
  - g. The maximum number of ground signs per lot of record shall be one (1) per 200 feet of arterial street frontage or fraction thereof.
  - h. Roof signs are prohibited.
4. During the period of construction, a temporary sign advertising the construction of improvements on the premises may be located on each arterial street frontage of the development. The sign shall not exceed one-half (1/2) of a square foot for each lineal foot of arterial street frontage; provided, however, that in no event shall the sign be restricted to less than 32 square feet nor be permitted to exceed 400 square feet of display surface area. The sign shall not exceed 15 feet in height, and illumination, if any, shall be permitted only by constant light.
5. A temporary real estate sign advertising the sale, rental or ease of the premises may be erected on each street frontage of a lot. The sign shall not exceed 32 square feet in display surface area, nor 15 feet in height, and illumination, if any, shall be permitted only by constant light.

## **SECTION 703. BULK AND AREA REQUIREMENTS**

Every use permitted in an SR Scientific Research Development District shall be subject to the requirements set forth on Table 7-2 and to such other modifications as set forth herein.

**TABLE 7 - 2  
BULK AND AREA REQUIREMENTS IN THE SR DISTRICT**

	SR District
FRONTAGE (Minimum)	200 feet
FLOOR AREA RATIO (Maximum)	0.50
SETBACK FROM CENTERLINE OF ABUTTING STREET (Minimum) Measured from centerline of abutting street: add to the distance designated in the column to the right, one-half 2 of the right-of-way width designated on the Major Street Plan or 25 feet if the street is not designated on the Major Street Plan:	
Arterial or Freeway Service Road	50 feet
Not an Arterial or Freeway Service Road	50 feet
SETBACK FROM ABUTTING AR, R or O DISTRICT	
BOUNDARY LINES (Minimum)*	50 feet
BUILDING HEIGHT (Maximum) *	NA

\* Buildings which abut an AR, R or O District shall be setback an additional two- (2) feet for each foot of building height exceeding 35 feet. Does not apply when SR District abuts a freeway zoned as an Agricultural, Residential or Office District; however, in those instances a 10 foot minimum setback shall be required.

**SECTION 704. REQUIREMENTS FOR SPECIAL EXCEPTION USE**

- A. Special Exception uses shall conform to the bulk and area requirements of the use District.
- B. Special housing facilities in Use Unit 2, Area-Wide Special Exception Uses, shall meet applicable Use Conditions and Off-Street Parking and Loading Requirements as provided in Chapter 15.

# City of Claremore's Zoning Ordinance

## CHAPTER 8: INDUSTRIAL DISTRICT PROVISIONS

- 800. Purposes
- 801. Principal Uses
- 802. Accessory Uses
- 803. Bulk and Area Requirements
- 804. Special Exception Uses, Requirements

### SECTION 800. PURPOSES OF INDUSTRIAL DISTRICTS

#### A General Purposes

The Industrial Districts are designed to:

1. Achieve the industrial objectives of the Comprehensive Plan.
2. Meet the needs for industrial services and goods of the metropolitan area and trade area.
3. Preserve and promote the development of efficient Industrial areas and to minimize the adverse affects of industrial uses on other land uses and thoroughfares by:
  - a. Differentiating the types and purposes of industrial activities.
  - b. Establishing bulk and area controls.
  - c. Requiring off-street loading and parking facilities.
  - d. Controlling the number, area, location, and types of signs.
  - e. Protecting the character of industrial districts and their peculiar suitability for industrial uses.

#### B. Purposes of the (IL) Industrial Light District

The IL District is designed to provide areas suitable for manufacturing, wholesaling, warehousing, and other industrial activities which have no objectionable environmental influences.

#### C. Purposes of the (IM) industrial Moderate District

The IM District is designed to group together a wide range of industrial uses, which may produce moderately objectionable environmental influences in their operation and appearance.

#### D. Purposes of the (IH) Industrial Heavy District

The H District is designed to provide areas for manufacturing and other industrial activities which may constitute substantial environmental influences or hazards.

## SECTION 801. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS

The principal uses permitted in the Industrial Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in the Industrial Districts are set forth below in Table 1.

**Table 1**  
**Use Units Permitted in Industrial Districts\***

Use Units		Districts		
No.	Name	IL	IM	IH
1.	Area-Wide Uses	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E
3.	Agriculture	X	X	X
4.	Public Protection and Utility Facilities	X	X	X
5.	Community Services & Similar Uses	E	E	E
9.	Manufactured Home Dwelling	E	E	E
10.	Off-street Parking Areas	X	X	X
11.	Offices, Studios & Support Services	X	X	X
12.	Eating Establishments, Other than Drive-in	E	E	E
12a.	Adult Entertainment Establishments	E	E	E
13.	Convenience Goods & Services	E	E	E
14.	Shopping Goods and Services	X	X	X
15.	Other Trades and Services	X	X	X
16.	Mini-Storage	X	X	X
17.	Automobile and Allied Activities	X	X	X
18.	Drive-In Restaurants	E	E	E
19.	Hotel, Motel and Recreational Facilities	E	E	E
20.	Commercial Recreation, Intensive	E	X	X
21.	Business Signs and Outdoor Advertising	X	X	X
22.	Scientific Research and Development	X	X	X
23.	Warehousing and Wholesaling	X	X	X
24.	Mining and Mineral Processing		E	E
25.	Light Manufacturing	X	X	X
26.	Moderate Manufacturing and Industry	E	X	X
27.	Heavy Manufacturing and Industry		E	X
28.	Junk and Salvage Yards		E	X

\*X = Use by Right

E = Special Exception

# = Residential Treatment and Transitional Living Centers are allowed by right in IL Districts.

## SECTION 802. ACCESSORY USES PERMITTED IN INDUSTRIAL DISTRICTS

### A. Accessory Uses Permitted

Accessory uses customarily incident to a principal use permitted in an Industrial District are permitted in such district.

**B. Accessory Use Conditions**

1. Accessory buildings shall meet the minimum building setback lines of the applicable district.
2. An accessory building erected as an integral part of the principal building shall be structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.
3. Accessory storage of materials, equipment, or products, within 200 feet of an abutting R District, shall be screened by the erection of a screening wall or fence along the lot line or lines in common with the abutting R District.
4. Accessory Signs in the IL, IM and IH Districts are subject to the use conditions of Use Unit 21.

**SECTION 803. BULK AND AREA REQUIREMENTS IN THE INDUSTRIAL DISTRICTS**

**Table 2  
Bulk and Area Requirements in the Industrial Districts**

Districts	IL	IM	IH
<b>FRONTAGE (Minimum Footage)</b>			
Arterial or Freeway Service Road	150	200	200
Not an Arterial or Freeway Service Road	50	50	50
<b>FLOOR AREA RATIO (Maximum)</b>	NA	NA	NA
<b>SETBACK FROM CENTERLINE OF ABUTTING STREET (Mm. Ft.)</b> MEASURED FROM CENTERLINE of abutting street; add to the distance designated in tile column to the right, 2 of the right-of-way width designated on the Major Street Plan, or 25 feet if the street is not designated on the Major Street Plan:			
Arterial or Freeway Service Road	50	50	50
Not an Arterial or Freeway Service Road	25	25	25
<b>SETBACK FROM ABUTTING AG, R, or O DISTRICT BOUNDARY LINES* (Min. Ft.)</b>		75	75
<b>BUILDING HEIGHT (Max. Ft.)</b>	NA	NA	NA

\* Does not apply when lot abuts a Freeway zoned AG, R or O; however, in those instances a 10-foot setback shall be required.

**SECTION 804. SPECIAL EXCEPTION USES, REQUIREMENTS**

- A. Special Exception uses shall conform to the bulk and area requirements of the use district in which it is located.
- B. Special housing facilities in Use Unit 2 (Are-Wide Special Exception Uses), shall meet applicable Use Conditions and Off-Street Parking and Loading Requirements as provided in Chapter 12.
- C. Manufactured home development where permitted by Special Exception shall comply with the following bulk and area requirements:

1. The Manufactured Home Development:

Tract Area	(Minimum)	2 acres
Tract Width	(Minimum)	150 feet
Land Area per Dwelling Unit	(Minimum)	4,300 sq. ft.
Livability Space per Dwelling Unit	(Minimum)	200 sq. ft.

Livability Space shall be provided in common areas of not less than 4,000 square feet, located so as to be conveniently accessible to the manufactured homes it is intended to serve.

Setback Abutting a Public Street: (Minimum)

MEASURED FROM THE CENTERLINE, add to the distance designated in the column to the right, 2 of the right-of-way width designated on Major Street Plan or 25 feet if not designated on Major Street Plan:

Abutting an Arterial or Freeway Service Road	35 feet
Not abutting an Arterial or Freeway Service Road	25 feet

Setback from perimeter boundaries, except where abutting a public street 10 feet

Height (Maximum) One-Story

6' screening fence (Minimum) along entire boundary abutting an R District

2. Internal Requirements:

Minimum Private Street Surfacing Width	20 feet
Minimum Off-Street Paved parking Spaces per Unit	2
Manufactured Home Setback from Internal Private Street (Min.)	10 feet
Separation Between Manufactured Homes (Min.)	10 feet

# City of Claremore's Zoning Ordinance

## CHAPTER 13: PLANNED UNIT DEVELOPMENT

- 1300. Description
- 1301. Purpose
- 1302. General Provisions
- 1303. Uses Permitted in a Planned Unit Development
- 1304. Bulk and Area Requirements
- 1305. Perimeter Requirements
- 1306. Off-Street Parking and Loading
- 1307. Administration of Planned Unit Development

### SECTION 1300. DESCRIPTION

A Planned Unit Development (PUD) is an alternative to conventional development and requires supplemental zoning approval based on a conceptual land use plan. The conceptual plan, called the Development Plan, must illustrate a unified development which may include various land uses that require different zoning designations as well as variations of the bulk and area requirements. The Development Plan also includes specific land use locations and use restrictions and must be submitted to the Planning Commission for review and approval. If approved, it receives the designation, Supplemental Zoning District PUD. This zoning designation is a prerequisite for consideration of a Planned Unit Development preliminary plat.

### SECTION 1301. PURPOSE

The purposes of the Planned Unit Development are to:

- A. Permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;
- B. Permit greater flexibility within the development to best utilize the unique physical features of the particular site;
- C. Permit creative land use design;
- D. Provide and preserve meaningful open space; and
- E. Achieve a continuity of function and design within the development.

### SECTION 1302. GENERAL PROVISIONS

- A. General Process
  - 1. Request and approval of a Zoning Map Amendment;

2. Request and approval of a Supplemental Zoning District PUD designation based on a PUD Development Plan; and
  3. Review and approval of a PUD Subdivision plat,
- B. Planned Unit Developments are permitted only on tracts which have the Supplemental Zoning District designation PUD,
  - C. A PUD shall be reviewed as to the proposed location and character of the uses as well as the unified treatment of the development *of* the tract.
  - D. The regulations of the general Zoning District or Districts remain applicable except as specifically modified pursuant to the provisions of this Chapter.
  - E. The City Council and the Planning Commission, when considering approval or amendment of a PUD, and the Planning Commission when considering approval of a minor amendment (see Section 1307.J) may impose restrictions as conditions of approval in addition to those imposed by the underlying zoning and the PUD Chapter.
  - F. No modification of use or bulk and area requirements of the applicable general use district or districts will be permitted unless a subdivision plat incorporating the provisions and requirements of this Chapter is approved by the Planning Commission and the City Council or Board of County Commissioners. The plat must then be filed of record in the office of the County Clerk.
  - G. The Planning Commission may waive the platting requirements of the Subdivision Regulations if the property is already platted and if the PUD conditions for approval are included in the form of restrictive covenants and filed of record with the County Clerk making the City of Claremore or Rogers County beneficiary to said covenants as provided in Subsection 1307.H, Planned Unit Development Subdivision Plot.

### **SECTION 1303. USES PERMITTED IN A PLANNED UNIT DEVELOPMENT**

#### **A. Principal Uses**

The development may consist of one or more of the uses permitted by Right or Special Exception in the general Zoning District or Districts within which the PUD is located, provided:

1. That if any part of the PUD is located within a Residential District, the permitted uses may additionally include one or more of the dwelling types contained in Use Unit 5, Single-Family Dwelling, Use Unit 6, Duplex Dwelling, Use Unit 7, Townhouse Dwelling, or Use Unit 8, Multi-family and Similar Uses;
2. That Use Unit 9, Manufactured Home Dwelling, is a permitted use only within a PUD which is located in whole or in part in an RST or RT District;
3. That the permitted uses, whether principal or accessory uses, may be reassigned within the development without regard to the general Zoning District boundaries; and

4. Outdoor advertising signs must meet the use conditions set forth in Use Unit 22, Outdoor Advertising Signs.

## B. Accessory Use

Accessory uses customarily incidental to the principal uses within the PUD are permitted as follows:

### 1 Accessory Commercial

- a. In addition to accessory uses customarily incidental to a permitted principal residential use, accessory commercial uses may be permitted within a multi-family development area, subject to the conditions listed in Section 402.B.3, Accessory Commercial Uses in Multi-family Districts.
- b. Accessory commercial uses may be permitted within an office development area. However, this use is subject to the conditions listed in Section 502.B which defines accessory use conditions in Office Districts.

### 2. Signs

- a. Signs accessory to residential uses or uses permitted by Special Exception in Residential Districts shall comply with the provisions of the Residential Zoning District and Chapter 11, Signs.
- b. Signs accessory to principal office uses shall comply with the restrictions in the Office Zoning District. Signs accessory to principal office use if located in areas with Commercial or Industrial underlying zoning may be permitted based on the standards set out in the paragraph immediately below.
- c. Business signs, except wall signs, which are accessory to principal commercial or industrial uses must comply with the regulations for Signs in a CG District as set forth in Subsection 1107 and outdoor advertising signs with the provisions of Section 1522. Wall signs must not exceed an aggregate Display Surface Area of two (2) square feet per each lineal foot of the building wall to which the sign or signs are affixed.
- d. The approving authority may impose such additional restrictions as are necessary to maximize compatibility with other neighboring uses.
- e. General Use Conditions for Business Signs in a PUD
  - 1) No roof signs are permitted.
  - 2) Projecting signs, signs with movement or flashing illumination, revolving or rotating signs, signs with animation or changeable copy may be permitted in accordance with Section 1108.
  - 3) Signs, if visible from an R District other than street, highway or freeway right-of-way, or if visible from a PUD Designated Residential Development Area, shall not be located within 50 feet of said District or Area. However, signs larger than 300 square feet visible from an R

District other than street, highway or freeway right-of-way or if visible from a Designated Residential Development Area, shall not be located within 200 feet of said District or Area.

- 4) Any ground sign shall maintain a minimum separation of 100 feet from any other ground sign.
- 5) No portion of the ground sign shall be located within ten (10) feet of the freeway right-of-way.
- 6) Only one side of a double-faced sign shall be included in the computation of Display Surface Area.
- 7) Signs not prohibited nor included in the computation of display surface area are set forth in Section 1103.

f. General Use Conditions for Outdoor Advertising Signs

Outdoor advertising signs shall comply with Section 1522, provided the approving authority may impose such additional restrictions as are necessary to maximize compatibility with neighboring uses.

## **SECTION 1304. BULK AND AREA REQUIREMENTS**

### A. Intensity of Use

Within the PUD development, the intensity may be transferred without regard to the general Zoning District boundaries.

### B. Residential Intensity

1. The residential intensity must not exceed a maximum number of dwelling units computed as follows:

Maximum Number of Permitted Dwelling Units =

Gross area of property located within a Residential District ÷ (divided by) Minimum land area per dwelling unit permitted in the applicable use District.

- a. For the purpose of intensity computations, gross area shall mean the lot area plus one-half (1/2) of the right-of-way of any abutting street to which the lot has access;
- b. The minimum land area per dwelling unit, for the purpose of the above described computation, shall be the least restrictive minimum land area per dwelling unit permitted in the applicable District as set forth in Sections 404, Bulk and Area Requirements in Residential Districts, and Section 403 for duplexes permitted as Special Exception uses in Residential Districts; and
- c. Each 600 square feet of a quasi-dwelling, such as a care home, shall constitute one (1) dwelling unit.

2. Two (2) or More Residential Districts

- a. If the PUD is within two (2) or more Residential Districts, the permitted residential density will be the sum of the permitted dwelling units computed separately for the gross area within each District.
- b. For a PUD located totally within a Residential District or Districts, the gross area for the purposes of the above described computation must be reduced by the area or areas designated for any principal use other than dwelling, quasi-dwellings or residential open space and recreation areas.

C. Nonresidential Intensity

1. The nonresidential intensity must not exceed a maximum permitted floor area computed as follows:

Maximum Permitted Floor Area =

Gross area of property located within a Nonresidential District X (multiplied) by the Floor Area Ratio (FAR) permitted either by Right or Special Exception within the bulk and area requirements of the applicable Zoning District.

- a. For the purpose of intensity computations, gross area means the lot area plus one-half (1/2) of the right-of-way of any abutting street to which the lot has access,
  - b. Where a floor area ratio is not specified, a floor area ratio of 0.75 shall apply.
2. The intensity of use of a PUD located within two (2) or more Residential Office, Commercial, Scientific Research and Industrial Zoning Districts shall be separately calculated and allocated within the PUD by general classification.

D. Lot Width, Frontage and Area

Within a PUD, minimum requirements for lot width, frontage and area shall be listed in detail as development standards in the Development Plan.

E. Park and Recreation Area and Common Open Space

- 1. Within a PUD Designated Residential Development Area, lot areas in RS Districts, recreation areas in RM Districts and common park and recreational open space in RT Districts shall be provided in an amount not less than the amount of space required by the applicable Zoning District for conventional development of a comparable number of dwelling units. (See Section 404 Bulk and Area Requirements in Residential Districts).
- 2. Required recreation or park area shall be provided on the lot containing the dwelling unit or units on which computed or in common areas.

3. Common recreation or park area shall be designed and located so as to be accessible to the dwelling units it is intended to serve.
4. Provisions for the ownership and maintenance of common area (homeowners associations, etc.) shall be included within the PUD Subdivision Plat compliance with the provisions of Subsection 1307.H, Planned Unit Development Subdivision Plat.

**F. Building Height, Setbacks and Yards**

1. Within a PUD the building height limitations, building setback requirements and minimum yards shall be prescribed and incorporated within the PUD Subdivision Plat in compliance with the provisions of subsection 1307.H.
2. Every structure shall be set back from the centerline of an abutting public street as designated on the Major Street Plan a horizontal distance of not less than one-half (1/2) of the right-of-way designated on the Major Street Plan. (See Appendix C, Major Street Plan).

**G. Open Space**

Within a PUD minimum landscaped open space shall be required for each type of non-residential development area as follows:

- |  |                 |
|--|-----------------|
| 1. Office Use  | 10% of lot area |
| 2. Commercial Use  | 5% of lot area  |
| 3. Industrial or Scientific Research and Development Use | 5% of lot area  |

**SECTION 1305. PERIMETER REQUIREMENTS**

Within a PUD, perimeter requirements for screening, landscaping, and setbacks, shall be required as necessary to assure compatibility with adjoining and surrounding properties. All perimeter requirements shall be incorporated into the subdivision plat in accordance with provisions of Section 1307.H.

**SECTION 1306. OFF-STREET PARKING AND LOADING**

- A. Within a PIJD, off-street parking and loading spaces shall be provided as specified in the applicable Use Units and in conformance with the requirements of Chapter 16, Off-Street Parking and Loading; however, Section 1602.B shall not apply.
- B. Required spaces shall be provided on the lot containing the uses for which it is intended to serve or in common areas as designated below;
  1. A common parking area shall be designed and located so as to be accessible to the uses it is intended to serve,
  2. Provisions for the ownership and maintenance of common parking areas must be incorporated into the Subdivision Plat in accordance with the provisions of Subsection 1607.H.

## **SECTION 1307. ADMINISTRATION OF PLANNED UNIT DEVELOPMENT**

### **A. General**

1. Any person, corporation, partnership, association or combination thereof, owning or possessing a property right or interest in or to a tract of land may make application for the Supplemental District Designation PUD.
2. The application must be accompanied by a Development Plan as described herein and processed in the manner established in this Chapter.
3. An application for the Supplemental District Designation PUD may be processed at the same time as an application for an amendment to the general Zoning District.
4. The PUD application may be made contingent upon approval of the zoning application.

### **B. Application**

1. An application for a PUD shall be filed with the Planning Commission.
2. An application fee shall be submitted in accordance with Appendix F, Schedule of Fees.
3. Fifteen (15) copies of the Development Plan shall accompany the application.

C. The applicant shall be responsible for giving proper and timely public notice as required herein. (See Section 1307.F).

### **D. PUD Development Plan**

The Development Plan shall include maps and text shall include:

1. Proposed development areas and requested land uses;
2. Proposed number of off-street parking and loading spaces, amount of open space and number and size of business signs;
3. Proposed maximum building heights and minimum building setbacks;
4. Proposed public and private vehicular and pedestrian circulation systems;
5. Proposed landscaping areas and screening;
6. Proposed intensity of residential uses expressed in number of dwelling units per development area and proposed intensity of nonresidential uses expressed in floor area ratio, and allocated to the proposed Development Areas of the PUD;

7. Sufficient surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed;
8. Existing topographic character of the land including identification of any floodplain areas and treed areas. In instances of probable development constraints due to slope and/or soil conditions, the Planning Commission staff may require the submittal of slope and/or soil analysis;
9. An explanation of the character of the PUD; and
10. The expected schedule of development.

#### E. Detail Plans

1. The City Council or Board of County Commissioners, as a condition of approval of a Development Plan, may require the following Detail Plans to be submitted to the Planning Commission and City Council or Board of County Commissioners for approval:

- a. Detail Site Plans

Detail Site Plans, if required, shall be submitted for specific development areas within the PUD. If required, Detail Site Plan approval shall be secured prior to the issuance of a Building Permit and must comply with all approved Development Standards, including at a minimum:

- 1) Uses of land;
- 2) Location, size, height and setbacks for all buildings;
- 3) Location and number of off-street parking spaces; and
- 4) Private and public vehicular and pedestrian circulation.

- b. Detail Sign Plans shall include:

- 1) The location, size height and setbacks for all signs.
- 2) If a Detail Sign Plan is required, approval shall be secured prior to the issuance of a Sign Permit.

- c. Detail Landscape and/or Fence Plans shall include:

- 1) The location, type and size of plant materials and the watering systems, location and design of required screening fences or walls, and shall comply with all approved PUD development standards.
- 2) If a Detail Landscape and/or Fence Plan is required, approval shall be secured and installation shall occur in accordance with approved plans prior to the issuance of a Certificate of Occupancy or as otherwise provided in the PUD.

d. Exterior Building Detail Plans, if required shall include:

- 1) Elevations and perspective drawings of the buildings to be constructed; however, this requirement does not apply to platted single-family lots or duplexes.
  - 2) If an Exterior Building Detail Plan is required, approval shall be secured as a part of the approval of a Detail Site Plan and prior to the Issuance of a Building Permit.
2. When the Planning Commission is authorized by the City Council or Board of County Commissioners to review and approve Detail Plans, the Planning Commission may, with the approval of the City Council or Board of County Commissioners, delegate said review to members of its Staff.
  3. Appeals to the Planning Commission from a decision of the Staff with regard to a detail plan may be filed by any person or persons aggrieved. Notice of appeal must be filed with the Secretary of the Planning Commission within ten (10) days from the date of the Staff decision appealed.

F. Public Hearing and Planning Commission Action

1. The Planning Commission, upon the filing of an application for the Supplemental District Designation PUD, shall set the matter for public hearing.
2. The applicant shall be responsible for giving public notice prior to the Public Hearing. Notice shall be given as stated in Section 2003.
3. Within 60 days after the filing of an application, the Planning Commission shall conduct the public hearing and shall determine:
  - a. Whether the PUD is consistent with the Comprehensive Plan;
  - b. Whether the PUD harmonizes with the existing and expected development of surrounding areas;
  - c. Whether the PUD is a unified treatment of the development possibilities of the project site; and
  - d. Whether the PUD is consistent with the stated purposes and standards of this Chapter.
4. The Planning Commission shall forward its recommendation and the application to the City Council or Board of County Commissioners for final action.

G. Action by the City Council or Board of County Commissioners

1. Upon receipt of the application and Planning Commission recommendation the City Council or Board of County Commissioners shall hold a hearing, review the Development Plan and approve, disapprove, modify, or return the application to the Planning Commission for further consideration.

2. Upon approval, the Zoning Map shall be amended to reflect the Supplemental District Designation PUD, and the applicant shall be authorized to process a subdivision plat incorporating the provisions of the Development Plan.

#### H. Planned Unit Development Subdivision Plat

A PUD subdivision plat shall be filed with the Planning Commission and processed in accordance with the Subdivision Regulations in addition to the requirements of the Subdivision Regulations the plat shall include:

1. Details as to the location of uses and street arrangement;
2. Provisions for the ownership and maintenance of the common open space as will reasonably insure its continuity and conservation. Open space may be dedicated to a private association or to the public, provided that a dedication to the public shall not be accepted without the approval of the City Council or Board of County Commissioners;
3. Covenants
  - a. Covenants shall be required which will reasonably insure the continued compliance with the approved PUD Development Plan.
  - b. To protect the public interest, the City of Claremore or Rogers County Board of Commissioners shall be made beneficiary of said covenants pertaining to such matters as contained within the approved Detail Plans,
  - c. Such covenants shall provide that the City or County may enforce compliance therewith and additionally, provide that amendment of such covenants shall require the approval of the Planning Commission and the filing of record of a written amendment to the covenants, endorsed by the Planning Commission.

#### I. Issuance of Building Permits

After the filing of an approved PUD Subdivision Plat and notice to the Building Inspector, no Building Permits shall be issued on lands within the PUD except in accordance with the approved plat and restrictive covenants.

#### J. Amendments

1. Major amendments which would represent a significant departure from the approved Development Plan require compliance with the notice and procedural requirements of the original PUD. The Planning Commission may direct the processing of an amended PUD Subdivision Plan incorporating the requested changes.
2. Minor amendments to the PUD may be authorized by the Planning Commission. In order for the Planning Commission to consider the requested minor changes a finding must be made that said changes if approved will maintain substantial compliance with the approved Development Plan and

the purposes and standards of this Chapter. The Planning Commission may direct the processing of an amended PUD Subdivision Plat incorporating the requested changes.

3. The following may be considered for approval by the Planning Commission as minor amendments:
  - a. Adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered.
  - b. Limitation or elimination of previously approved uses, provided the character of the development is not substantially altered.
  - c. Increases in dwelling units, provided the approved number of dwelling units is permitted by the underlying zoning and the density of a development area is not increased more than 15% provided the increased number is permitted by the underlying zoning.
  - d. Increases in permitted non-residential floor area, provided the increased floor area is permitted by the underlying zoning and the floor area of a development area is not increased more than 15%.
  - e. Modification of the internal circulation system, provided the system is not substantially altered in design, configuration or location.
  - f. Changes in points of access, provided the traffic design and capacity are not substantially altered.
  - g. Addition of customary accessory buildings and uses within the delineated common open space of a residential PUD, including but not limited to swimming pools, cabanas, security buildings, club houses and tennis courts.
  - h. Location of customary residential accessory buildings and uses on an adjoining single-family residential lot within the PUD, including but not limited to swimming pools, cabanas, garages, and tennis courts, provided an agreement has been recorded with the County Clerk by the owner prohibiting the conveyance of the lot containing the accessory use separate from the conveyance of the lot containing the principal use.
  - i. Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered and such changes would be permitted by the underlying zoning.
  - j. Lot splits which modify a recorded plat and which have been reviewed by the Technical Advisory Committee (TAC) and reviewed and approved by the Planning Commission.
  - k. Home Occupations which meet the requirements of Subsection 402.B.
  - l. Modifications of approved signage, provided the size, location, number and character (type) of the sign(s) is not substantially altered and are permitted by the underlying zoning.

- m. Modification of approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan.
  - n. Changes reducing the number of permitted dwelling units.
  - o. Changes in an approved use to another use may be permitted provided:
    - 1) The underlying zoning on the particular site within the PUD would otherwise permit such use by Right and such use is not specifically excluded by the approved PUD; and
    - 2) The proposed use will not result in any increase of incompatibility with the present and future use of the proximate properties.
4. Ten (10) days prior notice of a public hearing shall be given for minor amendments by mailing written notice to all owners of property within a 300 foot radius of the exterior boundary of the subject property.
  5. In instances where the City Council or Board of County Commissioners has specifically imposed a PUD condition more restrictive than originally recommended by the Planning Commission, any minor amendment of that specific condition must be approved by the City Council or Board of County Commissioners.
6. Major Amendments
    - a. The amendment shall be deemed a major amendment to the Development Plan if the Planning Commission determines that the proposed amendment if approved will:
      - 1) Result in a significant departure from the approved Development Plan or otherwise significantly change the character of the PUD; or
      - 2) That the cumulative effect of a number of minor amendments substantially alters the approved Development Plan.
    - b. Major amendments shall comply with the notice and procedural requirements of Sections 2002 and 2003.

#### K. Appeal from a Minor Amendment Determination

1. An appeal of any minor amendment decision by the Planning Commission may be filed by any person or persons aggrieved, any taxpayer or any officer, department, board or bureau of the City or County, to the City Council or Board of County Commissioners. Notice of appeal shall be filed with the City or County Clerk and with the Secretary of the Planning Commission within ten (10) days from the date of such action. The notice of appeal shall specify the grounds for the appeal.
2. No fee is required for such appeal.

3. Upon filing of the notice of appeal, the Planning Commission shall immediately transmit to the City Council or Board of County Commissioners copies of all papers constituting the record in the case, together with the decision of the Commission. The City Council or Board of County Commissioners shall notify the applicant and all interested parties as recorded in the minutes of Planning Commission of the appeal hearing date, time and place.
- L. Abandonment of a PUD shall require approval of the City Council or Board of County Commissioners as follows:
1. Upon the recommendation from the Planning Commission on an application for amendment to the Zoning Map to repeal the Supplemental Zoning District Designation PUD, the City Council or Board of County Commissioners may repeal said designation,
  2. Upon final action authorizing the abandonment of the PUD, no Building Permit shall be issued except in accordance with the restrictions and limitations of the general Zoning District or Districts.
  3. Upon abandonment of the PUD the City Council or Board of County Commissioners may amend the underlying zoning upon receiving a recommendation from the Planning Commission.

# City of Claremore's Zoning Ordinance

## CHAPTER 15: USE UNITS

1500.	Introduction of Use Units	
1501.	Use Unit 1.	Area-Wide Uses by Right
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1521.	Use Unit 21.	Business Signs and Outdoor Advertising
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1525.	Use Unit 25.	Light Manufacturing and Industry
1526.	Use Unit 26.	Moderate Manufacturing and Industry
1527.	Use Unit 27.	Heavy Manufacturing and Industry
1528.	Use Unit 28.	Junk and salvage Yards

### SECTION 1500. INTRODUCTION OF THE USE UNITS

#### A. General

The Use Unit is a grouping of individual uses having similarities in characteristics of function and/or performance which enable systematic consideration of location and other regulation. Within each zoning district, the permitted uses are the included uses of the designated use unit. The use units, herein established, are identified by number and name. Set forth in each use unit is a descriptive statement, and alphabetical listing of the included uses, use conditions, and off-street parking and loading requirements.

#### B. Interpretation

Questions of the inclusion or exclusion of a particular principal use within a use unit shall be decided by the Board of Adjustment. A use if specifically listed in a use unit shall not by interpretation be included as a principal use within any other use unit.

**C. Applicability of Use Conditions**

A use shall be subject to the provisions, of the district in which located and in addition, shall be subject to the use conditions specified in the applicable use unit. Where the requirements of the use unit are greater than the requirements of the use district, the use unit requirements shall govern.

**D. Off-Street Parking and Loading Requirements**

The off-street parking and loading requirements shall not apply to uses located within the CBD Central Business District.

**SECTION 1501. USE UNIT 1. AREA-WIDE USES BY RIGHT**

**A. Description**

Certain public uses, agricultural uses, open land uses, and similar uses which are either subject to other, public controls or which do not have adverse effects on other land uses.

**B. Included Uses:**

1. Passive Agricultural Use such as:

- Cultivation
- Forestry
- Grazing
- Planting

2. Open Land Uses such as:

- Arboretum
- Flood Management Project
- Reservoir
- Wildlife Preserve

3. Public Uses such as:

- Bus Shelter\*
- Existing Schools\*\*
- Fire Alarm
- Historical Marker
- Political Campaign Sign
- Sidewalk
- Street Sign
- Thoroughfare
- Utility Line

\* Commercial advertising permitted only on shelters located in a C or I District.

\*\* Schools which offer a compulsory education curriculum but excluding the following accessory uses: outdoor stadiums, lighted athletic fields, unlighted athletic fields which have bleaches for non-student spectators and all buildings and structures (such as scoreboards) accessory to such stadium or field.

### **C. Use Conditions**

#### 1. Political Campaign Signs:

No political campaign sign shall be erected more than 45 days prior to any election, nor shall any sign be permitted to remain on any property more than seven days following an election; no political campaign signs shall be permitted on public property and they shall be permitted on private property only with the consent of the property owner; the display surface area of each political campaign sign located in R or O Zoning Districts shall not exceed 16 square feet in surface area; only one side of a double-faced sign shall be computed in the computation of display surface area.

#### 2. Existing Schools:

- a. Buildings and grounds may also be used for a children's nursery, preschool, community center or day camp.
- b. Maximum floor area ratio of 0.5.
- c. Minimum building setback of 25 feet from abutting properties in an R District! plus one (1) foot of setback for each one (1) foot of building height exceeding 15 feet, if the abutting property is within an RE or RS District and is not a freeway or expressway.
- d. Minimum setback for parking lots and their access drives from an RE or RS District which is not a freeway or expressway is 25 feet.

## **SECTION 1502. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES**

### **A. Description**

Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a Special Exception requiring Board of Adjustment approval.

### **B. Included Uses:**

Adult Detention Center  
Airport, Helipad  
Bed and Breakfast Inn  
Bus Station  
Cemetery (see Section 12020.9)  
Childrens Home  
City/County Health Department  
Construction Facilities (off site)

Convict Pre-release Center  
 Correctional Community Treatment Center  
 Crematory  
 Day Camp  
 Emergency and Protective Shelter  
 Governmental Services, NEC  
 Homeless Center  
 Hydroelectric Generation Plant  
 Jail  
 Juvenile Delinquency Center  
 Marina  
 Mausoleum  
 Nursing Home  
 Post Office  
 Power Plant  
 Prison  
 Private Club or Lounge\*  
 Residential Treatment Center  
 Rifle and Skeet Range, Gun Club  
 Sanatorium  
 Sanitary Landfill  
 Sewage Disposal Facility  
 Transitional Living Center  
 Uses which utilize tents, canopies or open air activities\*\* such as:  
     Carnival  
     Christmas tree sales  
     Circus  
     Fruit and vegetable sales  
     Other sales of merchandise  
     Plant sales  
     Tent Revival  
 Water Treatment Plant

\* Chief activity is a service not carried on as a business.

\*\* Open air activities shall include sales from trucks, trailers, pickups and other vehicles.

### **C. Use Conditions**

1. Uses which utilize tents, canopies or open air activities may be approved for a maximum of 179 days per calendar year. The Board of Adjustment may, by Special Exception, permit alternative off-street parking materials.
2. Required parking spaces shall not be used for the tent, canopy or open air activity.
3. Tents, canopies, and open air activities shall meet the building setback requirements set forth in the applicable zoning districts.
4. Construction Facilities:

- a. The use may continue for a period not to exceed two years in the same location.
  - b. Ingress and egress must be from arterial or collector streets, provided that the Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.
  - c. The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.
5. Nursing Home: The nursing home shall meet applicable licensing requirements of the State of Oklahoma. The maximum floor area ratio is 0.5.
  6. Day Camp and private club or lounge, when located within an AG, RE or RS District, shall have a minimum lot area of one acre.
  7. Spacing Requirement:

To avoid clustering, detention/correctional, emergency and protective shelter, homeless center, residential treatment center and transitional living center shall not be located on a lot within ½ mile (2,620 feet) from any other lot containing such families. The Board of Adjustment, however, may as a Special Exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

8. Bed and Breakfast Inn:
  - a. The owner/operator shall maintain a register at bed and breakfast guests and special events for each calendar year and shall make such register available to the City Code Enforcement upon request. The maximum length of stay for any guest shall be limited to 30 days per calendar year.
  - b. The Board of Adjustment shall establish the number of guest rooms permitted (per lot of record); provided, however, the Board shall not approve more than twelve (12) guest rooms.
  - c. Cooking facilities shall not be permitted in any of the guest rooms.
  - d. A public restaurant is not permitted. Meals may only be served to overnight guests and for special events as permitted by the Board of Adjustment.
  - e. The Board of Adjustment shall approve the size, type and Location of the sign; provided, however, in no instance shall the sign exceed 32 square feet in display surface area or 20 feet in height and illumination, if any, shall be by constant light. Provided further, that in no instance shall the sign exceed 2 square feet in display surface area when located in an RS or RE zoning district.
  - f. The Board of Adjustment may permit the Bed and Breakfast structure(s) to be rented for special events, such as weddings, receptions, anniversaries, private dinner parties, business seminars, etc. The Board shall establish the maximum number of events per year and shall establish the maximum number of guests per any single event based on the availability of off-street parking

and the compatibility with the surrounding land use. Provided, however, that the rental or use of said structure(s) for special events, when located in an RS or RE zoning district is prohibited.

- g. Funeral homes are permitted within a cemetery which is ten acres or more in size and has been approved by the Board of Adjustment, provided the parking requirements set for in Use Unit 11 and the building setback requirements of an office district as set forth in Section 603 of this Code are met.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 SF of Enclosed passenger terminal area	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each additional 100,000 SF
Bed & Breakfast Inn	2 plus 1 per guest room plus 1 for every 40 SF of reception area for special events	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Emergency and Protective Shelter	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Juvenile Delinquency Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Nursing Home	0.35 per nursing home bed plus	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Private Club or Lodge	1 per 40 SF of assembly room floor area or 1 per 300 SF of total floor area whichever is greater	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Residential, Treatment Center, and Transitional Living Center and other Such residential facilities NEC	1 per 1,000 SF of floor area plus	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
All other uses	As may be required by the Board of Adjustment	

**E. Factors to be Considered in Granting a Special Exception**

1. Size of the facility;
2. Number of staff and staff-to-client ratio;

3. Levels of treatment;
4. Location of site in relation to needed services;
5. City infrastructure in the area;
6. Compliance with state licensors and certification requirements;
7. Proximity to similar uses;
6. Distance from sensitive uses (single-family residential districts, schools, parks, child daycare centers).

### **SECTION 1503. USE UNIT 3. AGRICULTURE**

#### **A. Description**

Agriculture uses and services and certain other uses suitable for location in an agriculture environment.

#### **B. Included Uses:**

Animal and Poultry Raising  
Chick Hatchery  
Farming  
Fishery  
Guest or Dude Ranch  
Horticultural Nursery  
Ranching  
Riding Stable or Academy

#### **C. Use Conditions**

Horticultural nursery permits the growing of plants and trees only, and permits no retail sales on site.

#### **D. Off-Street Parking and Loading Requirements.** None

### **SECTION 1511. USE UNIT 11. OFFICES STUDIOS AND SUPPORT SERVICES**

#### **A. Description**

Offices, studios, medical and dental laboratories, and certain other compatible or supporting services.

#### **B. Included Uses:**

Abstract Company  
Advertising Agency  
Artificial Limb and Corrective Shoe Sales (by prescription only)  
Artists Studio  
Broadcasting or Recording Studio  
Computing Service  
Data Processing Service

Drafting Service  
 Dental Offices, Clinics, Laboratories and related Research Facilities  
 Employment Agency  
 Financial Institution other than pawn shop  
 Funeral Home  
 General Business Offices, excluding on premise sale of Merchandise  
 Insurance (claims adjustment - limit two bays - no repair)  
 Interior Design Consultant (no retail sales)  
 Loan Office  
 Medical Offices, Clinics, Laboratories and related Research Facilities  
 Optician or Optical Laboratories  
 Photography Studio  
 Prescription Pharmacy, provided that no sundry or other merchandise is sold or offered for sale  
 Studio or School for teaching ballet, dance, drama, fine arts, music, language, business or modeling  
 Transportation Ticket Office  
 Travel Agency  
 Union Hall (meetings only, no trade school)

**C. Use Conditions**

1. The uses included in Use Unit 11, when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.
2. Funeral Homes which provide a chapel or assembly area shall have a minimum lot area of one acre.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Funeral Home and Union Hall	1 per 40 SF of assembly floor area plus 1 per 300 SF of non-assembly floor area	1 per 10,000 to 100,000SF plus 1 per each additional 100,000 SF of floor area
Medical & Dental Offices, Clinics & Laboratories	1 per 250 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Studio or School	1 per 150 SF of floor area	NA
Other Uses	1 per 300 SF of floor area for the first 30,000 SF of floor area in a building and if the building exceeds 30,000 SF, 1 per 350 SF of floor area for the floor area exceeding 30,000 SF	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area

**E. Other Requirements**

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customers' vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal users business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a Special Exception from the Board of Adjustment.

## **SECTION 1512. USE UNIT 12. EATING ESTABLISHMENTS OTHER THAN DRIVE-INS**

### **A. Description**

Eating establishments, including carry out eating establishments, except drive-in restaurants permitting in car consumption of food or drink.

### **B. Included Uses:**

Cafeteria  
Coffee shop  
Delicatessen  
Restaurant, and other similar eating establishments\*

\*An accessory use bar which is customarily incidental and subordinate to a principal use restaurant is Included in this use unit.

### **C. Use Conditions**

1. The uses included in Use Unit 12 shall take place within a completely enclosed building, except outdoor customer seating is permitted, whether uncovered or covered by a tent or canopy, provided:
  - a. The outdoor customer seating area shall abut the building wall of the business, but extend no closer to the street than the building setback requirements;
  - b. The outdoor customer seating area shall not occupy or use required parking spaces or access aisles;
  - c. The outdoor customer seating area exceeding 10% of the indoor building floor area of the principal use shall be considered floor area for purposes of determining off-street parking and loading requirements as set forth herein; and
  - d. Noise from any outdoor entertainment activity shall not be audible from any abutting R District.
2. The uses Included in Use Unit 12, when located within a district other than an R District and located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

## D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Eating Establishment	1 per 100SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each additional floor area

## E. Other Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer=s vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal user=s business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 12 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a Special Exception from the Board of Adjustment.

## SECTION 1513. USE UNIT 13. CONVENIENCE GOODS AND SERVICES

### A. Description

Retail trade and service establishments which are desirable conveniences in certain residential and office districts. Use Unit 13 is established to permit the location of convenience goods and services in certain environments in which commercial facilities of higher use intensity would be objectionable.

### B. Included Uses:

#### 1. Retail Trade Establishments:

- Drug Store
- Florist
- Food:
  - Bakery
  - Candy & Confection and/or Nut Store
  - Food Specialty Store
  - Grocery
  - Health Food Store
  - Ice Cream Store
  - Gift, Novelty, Souvenir Shop
  - Newsstand
  - Tobacco Store

#### 2. Service Establishments:

- Animal Grooming
- Barber Shop

Beauty Shop  
 Dry Cleaning, pick up  
 Laundry, pick up  
 Tanning Salon

**C. Use Conditions**

1. The uses included in Use Unit 13 shall take place within a completely enclosed building, except that accessory outdoor customer seating and accessory outdoor display of merchandise is permitted, whether uncovered or covered by a tent or canopy, provided:
  - a. The outdoor customer seating area shall abut the building wall of the business, but extend no closer to the street than the building setback requirements;
  - b. The outdoor display area shall extend no closer to the street than the building setback requirement;
  - c. The outdoor display area or outdoor customer seating area shall not occupy or use required parking spaces or access aisles;
  - d. That outdoor display area shall be considered floor area for the purposes of determining off-street parking and loading requirements as set forth herein;
  - e. The outdoor customer seating area exceeding 10% of the indoor building floor area of the principal use shall be considered floor area for purposes of determining off-street parking and loading requirements as set forth herein; and
  - f. In the CS District there shall be no open air storage or display of merchandise offered for sale within 300 feet of an abutting R District.
  
2. The uses included in Use Unit 13, when located within a district other than an R District and located on a lot which is abutting an R district, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District,

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Retail Trade and Service Establishments	1 per 225 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each additional 15,000 SF of floor area
Tanning Salon	1 per 150 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each additional 15,000 SF of floor area

**E. Other Requirements**

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customers' vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal users business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a special exception from the Board of Adjustment.

## **SECTION 1514. USE UNIT 14. SHOPPING GOODS AND SERVICES**

### **Description**

Retail establishments engaged in the merchandising of shopping goods and services.

### **B. Included Uses:**

1. Retail Trade Establishments:

- Antique Shop
- Art Gallery, commercial
- Artist Supply Store
- Automobile Parts and Accessories Store
- Bicycle Shop Book Store
- Business and Office Machine Sales Establishment
- Camera and Photographic Supply Store
- Clothing and Accessories Store
- Cosmetic Shop
- Department Store
- Dressmaking Shop
- Dry Goods Store
- Fur Storage
- Furriers
- Garden Supply Store
- Hardware Store
- Hobby Shop
- Home Furnishings Establishment selling such items as:
  - Appliances, China, Glassware and Metal ware, Draperies, Curtains, Upholstery, Floor Coverings and Furniture
- Jewelry Store
- Leather Goods and Luggage Store
- Liquor Store
- Medical, Dental and Orthopedic Appliances and Supply Store
- Musical Instrument and Supply Store
- Office Furnishing Establishment
- Office Machine Sales
- Office Supplies Store
- Paint Store

Pawn Shop  
Pet Shop  
Picture Framing  
Radio and TV Sales  
Record, Tape and Compact DISC Sales  
Reducing Salon  
Secondhand Store  
Shoe Repair Shop  
Shoe Store  
Sporting Goods Store  
Stationery Store  
Tailor Shop  
Toy Shop  
Variety Store  
Video Rentals  
Wall Paper Store  
Wig Shop

2. Retail Building Material Establishments, exclusive of fabrication or repair:

Building Materials  
Electrical Supply  
Plumbing Fixtures

3. Service Establishments:

Auto Alarms Installation  
Auto Radio and Stereo Systems Installation  
Auto Window Tinting  
Blood Bank and Plasma Center  
Caterer  
Copying Service  
Costume Rental Service  
Day Labor Hiring Center  
Gasoline Service Station (one bay car wash)  
Gunsmith  
Household Minor Appliance Repair  
Interior Decorating, with retail sales  
Laundromat Self Service, coin operated  
Locksmith  
Oil and Lubrication Service (three bay maximum)  
Photo Finishing  
Radio and Television Repair  
Tag Agency, Automotive  
Tune-up Service (three bay maximum)  
Veterinarian Clinic, excluding outside animal runs  
Watch and Jewelry Repair

**C. Use Conditions**

1. The uses included In Use Unit 14 shall take place within a completely enclosed building, except that accessory outdoor display of merchandise is permitted, whether uncovered or covered by a tent or canopy, provided:
  - a. The outdoor display area shall extend no closer to the street than the building setback requirement
  - b. The outdoor display area or outdoor customer seating area shall not occupy or use required parking spaces or access aisles;
  - c. That such outdoor display area shall be considered floor area for the purposes of determining off-street parking and loading requirements as set forth herein; and
  - d. In the CS District there shall be no open air storage or display of merchandise offered for sale within 300 feet of an abutting R District.
2. The uses included in Use Unit 14, when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.
3. Blood banks plasma centers, day labor hiring centers, liquor stores and pawn shops shall be spaced a minimum of 300 feet from each other. The distance between these uses shall be measured in a straight line from the nearest perimeter wall of the portion of the building of one applicable use to the nearest perimeter wall of the portion of the building of any other applicable use. However, for any such use which has been in operation or has been issued a building permit for such use on or before July 1, 2001, the distance between these uses shall be measured in a straight line from the nearest public entrance door of one applicable use to the nearest public entrance door of any other applicable use.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Antique and Furniture Stores	1 per 300 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area
Outdoor display or storage of lawn, garden and construction materials	1 per 600 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area
All other outdoor display or storage of merchandise	1 per 300 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area

**E. Other Requirements**

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customers' vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal users business.

2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a special exception from the Board of Adjustment.

## **SECTION 1515. USE UNIT 15. OTHER TRADES AND SERVICES**

### **A. Description**

Trade establishments primarily providing business and household maintenance goods and services ordinarily not found in the primary retail districts because of differing market and site requirements.

### **B. Included Uses:**

1. Trade establishments, including incidental fabricating, processing, installation and repair:

- Air Conditioning and Heating
- Bait Shops
- Bottled Gas
- Carpeting
- Decorating
- Fence
- Flea Market
- Fuel Oil
- General Merchandising Establishment NEC
- Glass
- Greenhouse
- Heating Equipment
- Ice Distribution Center
- Jewelry Fabrication
- Lumber Yard
- Model Homes (for display only)
- Monument, excluding shaping
- Offset Printing and Engraving
- Plastic Materials
- Plumbing Shop
- Portable Storage Building, sales
- Reproduction Services
- Trades and Services, NEC
- Vending Machines, sales and services

2. Service Establishments:

- Building Services
  - disinfecting and exterminating services
  - janitorial service

window cleaning

3. Other Services:

Dry Cleaning/Laundry  
(5,000 SF maximum floor area)

4. Contract Construction Service:

Air Conditioning  
Carpentry  
Decorating (interior remodel)  
Electrical  
Furnace Cleaning and Repair  
Heating Contractor  
Irrigation Equipment Contractor  
Landscaping  
Overhead Doors Service  
Painting  
Paper Hanging  
Plastering  
Plumbing  
Sign Painting  
Tent Rentals  
Tile Setting

5. Business Service:

Armored Car Service  
Mail Service

6. Personal Services:

Auctioneer  
Bindery  
Cabinet Maker  
Drapery Service  
Frozen Food Locker  
Kennel  
Linen Supply (5,000 SF maximum)  
Packaging of Manufactured Products  
Recycling Drop-off Depot (all materials must be inside containers)  
Rug Cleaning  
Taxidermist  
Tool and Equipment Rental Center  
Woodworking Shop

7. Repair Services:

Armature Rewinding Service  
Blade Sharpening Service

Business Machine Repair  
 Computer Repair  
 Data Processing Machine Repair  
 Electrical Repair Service  
 Furniture Repair  
 Household Major Appliances Repair  
 Lawnmower Repair  
 Mattresses and Pillows  
 Reupholstery  
 Rug Repair

8. Schools:

Barber  
 Beauty  
 Trade School, NEC

**C. Use Conditions**

The uses included in Use Unit 15, when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

**D. Off-street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Trade Establishments	1 per 400 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area
Service Establishment	1 per 400 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area
Trade Schools	1 per 400 SF of classroom or 1 per 3 seats, whichever is greater	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area

**SECTION 1516. USE UNIT 16. MINI-STORAGE**

**A. Description**

A structure(s) which contains separate, small size, self-service storage facilities leased or rented to individuals or small businesses. These facilities are designated to accommodate access only from regular size passenger vehicles and two-axle trucks.

**B. Included Uses:**

Mini-Storage

**C. Use Conditions**

1. The uses included in Use Unit 16, when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.
2. Within the CS District there shall be no open air storage of any kind that is visible at ground level from an R District, O District or from a public street.
3. The development site shall have frontage on and access to an arterial street.

**D. Off-street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Mini-Storage	1 per 5,000 SF of mini-storage floor area plus 2 for an accessory dwelling	NA

**SECTION 1517. USE UNIT 17. AUTOMOTIVE AND ALLIED ACTIVITIES**

**A. Description**

Automotive and allied activities

**B. Included Uses:**

1. Sales:
  - Agricultural Implement Sales
  - Aircraft Sales
  - Automobile Sales, new and used
  - Boat Sales
  - Camper Sales
  - Manufactured Home Sales
  - Motorcycle Sales
  - Recreational Vehicle (RV) Sales
  - Trailer Sales
  - Truck Sales
  
2. Services:
  - Agricultural Implement Rental
  - Auto Body Repair and Painting
  - Auto Wash
  - Automobile Rental
  - Moving Truck and Trailer Rental (maximum 20 feet in length)
  - Overnight Campgrounds for Recreational Vehicles
  - Vehicle Repair and Service

**C. Use Conditions**

1. The uses included in Use Unit 17 when located on a lot which is abutting an R district, shall be screened from the abutting R District by the erection and maintenance of a screening wail or fence along the lot line or lines in common with the R District.
2. Within the CS District, there shall be no open air storage or display of merchandise offered for sale within 300 feet of an adjoining R District.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Agriculture Implements, Automotive, Boat, Camper, Motorcycle Recreational Vehicles & Truck Sales	1 per 600 SF of floor area plus 1 per 1,500 SF of open air display or storage area up to 4,500 SF plus 1 per each additional 5,000 SF of open display or storage area	1 per 5,000 to 10,000 SF plus 1 per each additional 15,000 SF of floor area
Manufacture Home Sales	1 per 600SF of floor area plus 1 per 5,000 SF of open display or storage area up to 50,000 SF plus 1 per each additional 10,000 SF of open display or storage area	1 per 5,000 to 10,000 SF plus 1 per each additional 15,000 SF of floor area
Agricultural Implement Equipment, Automobile and Truck Rentals	1 per 600 SF of floor area	NA
Vehicle Repair	1 per 500 SF of floor area minimum of 5 spaces	NA
Auto Wash	NA	NA
Overnight Campgrounds	1 per each recreational vehicle space plus 1 per 300 SE of floor area	NA

**SECTION 1518. USE UNIT 18. DRIVE-IN RESTAURANT**

**A. Description**

Eating establishments providing curbside service or offering food or drink for on-premise consumption within parked motor vehicles, or permitting the on-premise consumption of food or drink within parked motor vehicle or outside the principal structure.

**B. Included Uses: Drive-In Restaurants**

**C. Use Conditions**

The uses included in Use Unit 18, when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Drive-In Restaurant	NA	1 per 5,000 to 25,000 SF of floor area plus 1 per additional 25,000 SF of floor area

**SECTION 1519. USE UNIT 19. HOTEL, MOTEL AND RECREATION FACILITIES**

**A. Description**

Commercial amusement establishments ordinarily not requiring large sites and which have use characteristics permitting their location in or near developed commercial trade areas.

**B. Included Uses:**

- Billiard Center, Family
- Bingo Facility
- Bowling Alley
- Dance Hall
- Enclosed Commercial Recreation Establishments, NEC
- Gymnasium
- Health Club/Spa
- Hotel\*
- Motel\*
- Motion Picture Theater (enclosed)
- Racquetball Club
- Rifle Range (enclosed)
- Skating Rink (enclosed)
- Slot Car Track
- Swimming Pool (enclosed)
- Tennis Club
- Video Games

\*An accessory use bar which is customarily incidental and subordinate to a principal use hotel or motel is included in this use unit.

**C. Use Conditions**

1. The uses included in Use Unit 19, when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lot lines in common with the S District.
2. Dance halls shall be located a minimum of 300 feet from an R District; provided, however, that dance facilities which are accessory to not for profit, bona fide lodges, posts, clubs, fraternal, benevolent or

charitable organizations shall be exempt from this setback requirement. The 300 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which said business is conducted to the nearest point on a residential zoning district boundary line (not including residential zoned expressway right-of-way).

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Dance Hall	1 per 75SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each additional 15,000 SF of floor area
Video Games, Bingo Facility and/or per Family Billiard Center	1 per 100 SF of floor area	1 per 5,000 to 10,000 SF plus 1 each additional 15,000 SF of floor area
Health Club	1 per 150 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area
Hotel, Motel	1 per sleeping room plus 1 per 225 SF of accessory facilities such as card shop, flower shop, barber and beauty shops, etc., and 1 per 100 SF for accessory facilities and taverns	1 per 40,000 to 150,000 SF plus 1 per each additional 150,000 SF of floor area plus 1 per each 5,000 to 25,000 SF plus 1 per each additional 25,000 SF accessory facilities
Motion Picture Theater, Gymnasium	1 per 4 seats	1 per 5,000 to 10,000 SF plus 1 per each additional 15,000 SF of floor area
All Other Uses	1 per 225 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each additional 25,000 of floor area

**SECTION 1520. USE UNIT 20. COMMERCIAL RECREATION: INTENSIVE**

**Description**

Commercial recreation facilities, the principal activities of which are usually open-air, located in undeveloped, outlying sections of the City.

**Included Uses:**

- Amusement Activities, NEC
- Arena

Drag Strip  
 Drive-in Theater  
 Fairground  
 Frisbee Golf Course  
 Go-Cart Track  
 Golf Driving Range  
 Miniature Auto Track  
 Outdoor Recreation, NEC  
 Pony Rides  
 Race Tracks, auto, dog, horse  
 Rodeo Grounds  
 Skateboard Track  
 Stadiums, NEC  
 Tennis Courts  
 Water Slide

**C. Use Conditions**

The uses included in Use Unit 20, when located on a lot which is abutting an R district, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Golf Driving Range	1 per tee	NA
Drive-In Theater	NA	NA
Uses providing spectator seating such as stadiums	1 per 4 seats	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area
Other Uses	1 per 800 SF of	1 per 5,000 to 25,000 SF plus 1 per each additional floor area

**SECTION 1521. USE UNIT 21. BUSINESS SIGNS AND OUTDOOR ADVERTISING**

**A. Description.** Business signs and outdoor advertising.

**B. Included Uses,**

Business Signs  
 Outdoor Advertising Signs

**C. General Use Conditions for Business Signs**

1. Sign Setbacks
  - a. Signs, if visible from an R District other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within fifty (50) feet from said district or area.
  - b. Signs with a display surface area larger than three hundred (300) square feet which are visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within two hundred (200) feet from such a district or area.
  - c. Signs shall be setback a minimum distance of ten (10) feet from a freeway right-of-way.
2. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be subject to the following limitations.
  - a. No such sign shall be located within fifty (50) feet of the driving surface of a signalized intersection.
  - b. No such sign shall be located within twenty (20) feet of the driving surface of a street.
  - c. No such sign, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be located within two hundred (200) feet of such district or area.
  - d. No such sign shall exceed an illumination of seventy (70) foot candles measured at a two (2) foot distance.
3. Only one (1) side of a double-faced sign shall be included in the computation of display surface area.
4. In the computation of permitted display surface area for business signs and outdoor advertising, the lineal footage of an abutting minor street shall not be combined with the lineal footage of any abutting major street which is included in the computation of permitted display surface area.
5. Signs and all parts of signs shall be setback from the centerline of an abutting street one-half (1/2) the right-of-way width designated on the Major Street and Highway Plan.
6. Signs that have not been issued a sign permit shall not be located in any district.
7. Promotional business signs shall be permitted only as provided in this paragraph. Promotional business sign permits shall be limited to four (4) per year for each business. Such permits shall authorize the use of the sign for a period of ten (10) days. Any or all of the four (4) permitted time periods may run consecutive. Promotional business signs are further regulated as follows:
  - a. The maximum height of a promotional business sign shall not exceed the height of any ground sign permitted by the Zoning Code on the lot. Further, inflatable promotional business signs shall

be setback from the property line(s) one (1) foot for every foot of height as measured from the base of the sign; or

- b. Promotional business signs, except inflatable or other non-rigid promotional business signs, are not permitted to be installed on the roof.
8. Except for wall and promotional business signs, the maximum number of business and outdoor advertising signs per lot of record shall be as follows:
- a. Permitted Number of Business and Outdoor Advertising Signs (if permitted in the district and by Section 1221.F.):

CS & IL	CG, CH & CBD	SR, IM & IH
1 per 150 feet of major street frontage or fraction thereof.	1 per 100 feet of major street frontage or fraction thereof.	1 per 200 feet of major street frontage or fraction thereof.

- b. If a lot of record in a CS, CG, CH, CBD, IL, IM or IH district has no frontage on a major street, then one (1) ground or projection business sign per street frontage is permitted which shall not exceed two-tenths (2/10) of a square foot of display surface area per lineal foot of street frontage; provided that in no event shall the sign be restricted to less than thirty-two (32) square feet nor be permitted to exceed one hundred fifty (150) square feet of display surface area. If the sign is a ground sign, it shall not exceed the height of the buildings in which the principal use is located, or twenty (20) feet whichever is lower. Wall signs shall be permitted in accordance with paragraph 1221.E.2.
9. Projecting or ground signs, shall maintain a minimum separation of thirty (30) feet from any roof, projecting, ground, or outdoor advertising sign.
10. Roof signs shall be prohibited, except as otherwise permitted in 1221 .C,7,b. Roof signs lawfully existing on the effective date of this code, or amendments to this code, shall be regulated by Chapter 14 of this code.
11. A wall or projecting sign shall not extend above the top of the parapet or building wall on which it is located; provided that in instances where the height of the parapet or building wall, or where construction or architectural features will not permit a wall sign three (3) feet in height, said sign may extend above the parapet or building wall a distance which will permit a sign of three (3) feet in height.
12. No sign shall be permitted to be located upon or constructed within a required parking space or loading berth, or to otherwise obstruct vehicular or pedestrian access or circulation, or to pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which such the sign is located.
13. A sign permitted as a business sign shall not thereafter be changed to an outdoor advertising sign without a permit for such use; nor shall a sign permitted as an outdoor advertising sign be changed to a business sign without a permit for such use.

- 14. No sign shall be permitted in the right-of-way or planned right-of-way as designated on the Major Street and Highway Plan of a public street, unless a license and removal agreement has been entered into by the sign owner and the City, and approval is given by the Board of Adjustment.
- 15. Signs shall not be permitted to exceed an illumination of seventy (70) foot candles measured at a two (2) foot distance.

**D. CS District Use Conditions for Business Signs**

- 1. A ground sign, projecting sign or a promotional business sign abutting a major street shall not exceed twenty-five (25) feet in height measured from the mean curb level of the lot upon which it is erected unless, in addition to the minimum setback prescribed in 1221.C.5., the sign is setback one (1) foot for each foot of height exceeding twenty-five (25) feet. In no event shall the sign exceed forty (40) feet unless the abutting street is a designated freeway on the Major Street and Highway Plan. In those cases where the abutting street is a designated freeway, the maximum permitted height is fifty (50) feet. The maximum height of ground and projecting signs where permitted abutting a minor street shall be as prescribed in Section 1221.C.8.b.
- 2. Wall signs shall not exceed an aggregate display surface area of three (3) square feet per each lineal foot of the building wall to which the sign or signs are affixed.
- 3. Roof~ projecting, ground, and outdoor advertising signs, whether permitted as provided in this section or nonconforming, shall not exceed an aggregate display surface area of two (2) square feet per lineal foot of major street frontage if only one (1) such sign is erected and shall not exceed one (1) square foot per lineal foot of major street frontage if more than one (1) such sign is erected. When a lot has no frontage on a major street, no roof or outdoor advertising signs shall be permitted. Projecting and ground signs shall comply with the provisions of Section 1221.C.8.b.
- 4. No roof, projecting or ground sign shall contain more than two (2) sides, nor shall the total display surface area for each side exceed five hundred (500) square feet. The two (2) sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).

**E. CG, CH, CBD, IL, IM, and IH Use Conditions for Business Signs**

- 1. A ground sign, projecting sign or a promotional business sign abutting a major street shall not exceed twenty-five (25) feet in height measured from the mean curb level of the lot upon which it is erected unless, in addition to the minimum setback prescribed in 1221.C.5, the sign is set back one (1) foot for each foot of height exceeding twenty-five (25) feet. In no event shall the sign exceed forty (40) feet unless the abutting street is a designated freeway on the Major Street and Highway Plan. In those cases where the abutting street is a designated freeway, the maximum permitted height shall be fifty (50) feet. The maximum height of ground and projecting signs where permitted abutting a minor street shall be as prescribed in Section 1221.C.8.b.
- 2. Wall signs shall not exceed an aggregate display surface area of three (3) square feet per each lineal foot of the building wall to which the sign or signs are affixed.

3. Aggregate display surface area of roof, projecting, ground and outdoor advertising signs shall be regulated as follows:
  - a. Within a freeway sign corridor, roof, projecting, ground and outdoor advertising signs, whether permitted as provided in this section or nonconforming, shall not exceed an aggregate display surface area of three (3) square feet per lineal foot of major street frontage if only one (1) such sign is erected, and shall not exceed two (2) square feet per lineal foot of major street frontage if more than one (1) such sign is erected; or
  - b. Outside a freeway sign corridor, roof, projecting, ground and outdoor advertising signs, whether permitted as provided in this section or nonconforming, shall not exceed an aggregate display surface area of two (2) square feet per lineal foot of major street frontage if only one (1) such sign is erected and shall not exceed one (1) square foot per lineal foot of major street frontage if more than one (1) such sign is erected.
  - c. Within or outside a freeway sign corridor, when a lot has no frontage on a major street, no roof or outdoor advertising signs shall be permitted. Projecting and ground signs shall comply with the provisions of Section 1221.C.8.b.
4. No roof, projecting or ground sign shall contain more than two (2) sides nor shall the total display surface area for each side exceed five hundred (500) square feet. The two (2) sides shall face in opposite directions. "Opposite" shall in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).

#### **F. Use Conditions for Outdoor Advertising Signs**

1. Outdoor advertising signs shall be permitted in CS, CG, CH, CBD, IL, IM and IH zoning districts when located within a freeway sign corridor. Outdoor advertising signs may be permitted in the CO zoning district, subject to the site plan review as provided in Chapter 8 of this code and provided it is located within a freeway sign corridor. Outdoor advertising signs may be permitted in Planned Unit Developments, in accordance with Chapter 11 of this code, so long as the same is zoned CS, CG, CH, CBD, IL, TM or IH and is within a freeway sign corridor.
2. An outdoor advertising sign shall be separated a minimum distance of one thousand two hundred (1,200) feet from any other outdoor advertising sign. Spacing limitations shall not apply between signs separated by the freeway.
3. No outdoor advertising sign shall be located within one hundred fifty (150) feet of a public park.
4. Outdoor advertising signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance as follows:
  - a. One hundred fifty (150) feet if the display surface area is three hundred (300) square feet or less; or
  - b. Two hundred (200) feet if the display surface area is greater than three hundred (300) feet.

5. No portion of an outdoor advertising sign shall be located within ten (10) feet of a freeway right-of-way.
6. No outdoor advertising sign shall contain more than two (2) sides, and only one (1) side shall be included in the computation of display surface area. The two (2) sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).
7. An outdoor advertising sign shall be oriented to be primarily visible from the freeway.
8. No outdoor advertising sign shall contain flashing, blinking or traveling lights or reflective glitter.
9. Cutouts or extensions shall be permitted in addition to the display surface area permitted in this section so long as the cutouts or extensions do not exceed fifteen percent (15%) of the display surface area.
10. No outdoor advertising sign shall be supported by more than one (1) post or column unless required by site engineering considerations and is certified as such by a registered professional engineer.
11. Outdoor advertising signs which have animation, revolving or rotating components or movement shall be subject to the following limitations:
  - a. No such sign shall be located within fifty (50) feet of the driving surface of a signalized intersection;
  - b. No such sign shall be located within twenty (20) feet of the driving surface of a street; and
  - c. No such sign, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be located within two hundred (200) feet of such district or area.
12. Illumination on the face of outdoor advertising signs shall not be permitted to exceed seventy (70) foot candles measured at a two (2) foot distance.
13. Outdoor advertising signs shall maintain a minimum separation of thirty (30) feet from any roof projecting or ground sign.
14. Any illumination shall be by constant light.
15. No outdoor advertising sign shall exceed fifty (50) feet in height; except when the freeway is elevated ten (10) feet or more above grade where the sign is to be located, then in that event no outdoor advertising sign shall exceed sixty (60) feet in height.
16. The maximum number of signs on a lot of record, including outdoor advertising signs but exclusive of business wall signs and promotional business signs shall be as provided in 1221.0.8.

- 17. The aggregate display surface area for all ground, roof or projecting signs, whether business or outdoor advertising, shall comply with the provisions of paragraphs 1221.0.4, 1221.D.3 and 1221.E.3, as applicable; provided that in no event shall an outdoor advertising sign exceed six hundred seventy-two (672) square feet of display surface area.
- 18. No outdoor advertising sign shall be permitted to be located upon or constructed within a required parking space or loading berth, nor to otherwise obstruct vehicular or pedestrian access or circulation, or pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which the sign is located.
- 19. A sign permitted as a business sign shall not thereafter be changed to an outdoor advertising sign without a permit for such use; nor shall a sign permitted as an outdoor advertising sign be changed to a business sign without a permit for such use.

**G. Off-Street Parking and Loading Requirements.** Not applicable.

**SECTION 1522. USE UNIT 22. SCIENTIFIC RESEARCH AND DEVELOPMENT**

**A. Description**

Facilities for scientific research, development and testing, which are customarily located on large, landscaped sites and the operation of which does not produce objectionable environmental effects.

**B. Included Uses:**

Enclosed scientific research, testing and development.

**C. Use Conditions**

- 1. The uses included in Use Unit 22, when located in an SR District shall be conducted within enclosed buildings.
- 2. The uses included in Use Unit 22, when located on a lot which is abutting an R District, shall be screened from the abutting R District, by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 800 SF of floor area	1 per 5,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area

**E. Other Requirements**

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customers' vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal users business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a special exception from the Board of Adjustment.

## **SECTION 1523. USE UNIT 23. WAREHOUSING AND WHOLESALING**

### **A. Description**

Warehousing, wholesaling, and trucking often located adjacent to the central business district in industrial parks sewed by rail and highway transportation, and port areas.

### **B. Included Uses:**

Automobile/Truck Storage (off-site)  
Garbage Truck(s) Storage  
Moving and Storage Facility  
Storage, NEC  
Truck Rentals  
Truck Stop, Gasoline  
Truck Wash  
Trucking Establishment  
Warehousing, NEC  
Wholesale Distributors:  
Beer, Wine and Distilled Alcoholic Beverages Drugs,  
Chemicals and Allied Products Dry Goods and Apparel  
Eggs  
Electrical Goods  
Furniture and Home Furnishing  
Groceries and Related Products  
Hardware, Plumbing, Heating Equipment and Supplies  
Machinery, Equipment and Supplies  
Paper and Paper Products  
Tobacco and Tobacco Products Wholesale Establishment, NEC

### **C. Use Conditions**

The uses included in Use Unit 23, when located on a lot which is abutting the boundary of an R District, shall be screened from the abutting R District, by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

### **D. Off-Street Parking and Loading Requirements**

Uses  
All Uses

Parking Spaces  
1 per 5,000 SE of floor area

Loading Berths  
1 per 5,000 to 25,000 SF plus 1  
per each additional 25,000 SF of  
floor area

## **SECTION 1524. USE UNIT 24. MINING AND MINERAL PROCESSING**

### **A. Description**

Extractive operations, certain mineral processing operations, and manufacturing operations which directly utilize minerals, at or near the source.

### **B. Included Uses**

1. Mining and Quarrying: Mining, quarrying or extraction of coal, ores, stone, sand, gravel or top soil.
2. Processing of Mineral Products, as follows: Crushing, washing, and grading of coal, ore, stone, sand or gravel manufacture of Portland cement, concrete or asphaltic concrete, at the source of supply of crushed rock, sand, or gravel, far utilization off the premises.

### **C. Use Conditions**

The Board of Adjustment, in granting a mining and mineral processing use by Special Exception, shall consider potential environmental influences, such as dust and vibration, and shall establish in the particular instance, appropriate protective conditions such as setbacks, screening, and method of operation, as will mitigate the adverse affect on proximate land uses.

### **D. Off-Street Parking and Loading Requirements**

Uses  
All Uses

Parking Spaces  
1 per 1.000 SF of floor area

Loading Berths  
NA

## **SECTION 1525. USE UNIT 25. LIGHT MANUFACTURING AND INDUSTRY**

### **A. Description**

Light manufacturing and industrial uses having slight or no objectionable environmental influences by reason of the emission of odor, heat, smoke, noise or vibration.

### **B. Included Uses:**

Apparel and Other Finished Products Made From: fabrics, leather, similar materials  
Bakery Products - Manufacturing  
Blacksmithing  
Bottling Plant  
Brooms and Brushes Manufacturing

Building Contract Construction Service and Storage:

Cesspool Cleaning  
Concrete Construction Service  
Heavy Construction, Equipment Storage/Parking  
Industrial Spray Painting and Other Solvent Use  
Insulation Contractor  
Masonry  
Oil Well Drilling and Cleaning  
Pre-stressed and pre-tensioned concrete products contractor  
Roofing  
Sheet Metal  
Spray Painting  
Stonework  
Water Well Drilling and Cleaning  
Bus Maintenance Shop  
Candle manufacturing  
Candling or Processing Plant  
Carpet Cleaning  
Clothes Manufacturing  
Cold Storage Plants  
Communication Equipment, Including Radio Television Receiving Sets C  
Manufacturing  
Costume Jewelry, Costume Novelties, Buttons and Miscellaneous Notions  
(except precious materials) - Manufacturing  
Diesel Engine Repairs  
Drug - Manufacturing  
Dry Cleaning/Laundry - Industrial  
Electrical Lighting and Wiring Equipment -Manufacturing  
Electronic Components and Accessories - Manufacturing  
Fabricated Metal Products, NEC Manufacturing  
Freight Terminals  
Fur Goods - Manufacturing  
Furniture and Fixtures - Manufacturing  
Furniture Packing and Crating  
Garment Manufacturing  
Grain Elevators  
Household Minor Appliances - Manufacturing  
Ice Manufacturing  
Industry NEC, Light  
Jewelry, Silverware and Plated Ware - Manufacturing  
Lamp shades - Manufacturing  
Laundry Service (Non-personal goods)  
Leather and Leather Products - Manufacturing  
Machine Shop  
Manufacturing NEC, light  
Mattress and Bedding Renovator  
Mattress Manufacturing  
Monument Manufacture  
Mortician Goods - Manufacturing  
Motor Freight Depot/Terminal

Motion Picture Production  
 Musical Instruments and Parts - Manufacturing  
 Office, Computing and Accounting Machines Manufacturing  
 Pens, Pencils, and Other Office and Artist Materials - Manufacturing  
 Pharmaceutical Manufacturing  
 Pottery and Figurines or Other Similar Ceramic products, Using only previously pulverized clay and kilns fired only by electricity or gas  
 Printing, Publishing and Allied Industries  
 Professional, Scientific and Controlling Instruments, Photographic and Optical Goods, Watches and Clocks - Manufacturing  
 Pharmaceutical Manufacturing  
 Produce Markets Wholesale  
 Roasting Coffee and Coffee Products - Manufacturing  
 Sash and Door Manufacturing  
 Sighting and Fire Control Equipment - Manufacturing  
 Signs and Advertising Displays - Manufacturing  
 Store Fixture Manufacturing  
 Toy, Amusement, Sporting and Athletic Goods - Manufacturing  
 Truck Freight Terminal (repair and storage of commercial contract carriers)  
 Umbrellas, Parasols and Canes Manufacturing  
 Welding Equipment and Supply Manufacturing  
 Welding Shop

**C. Use Conditions**

1. The uses included in Use Unit 25, which are located within 300 feet of an R District, shall be conducted within enclosed buildings.
2. The uses included in Use Unit 25, when located on a lot which is abutting an R District, shall be screened from the abutting R District, by the erection and maintenance of a screening wall or fence along the lot me or lines in common with the R District.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 750 SF of floor area	1 per 2,000 to 40,000 SF of floor area, plus 1 per 40,000 to 100,000 SF, plus 1 per each additional 100,000 SF of floor area

**SECTION 1526. USE UNIT 26. MODERATE MANUFACTURING AND INDUSTRY**

**A. Description**

Manufacturing and industrial uses having moderately objectionable environmental influences by reason of the emission of odor, heat, smoke, noise, or vibration.

## **B. Included Uses**

Alcohol Manufacturing  
Aluminum, Brass, Copper, Iron or Steel Foundry Works  
Batch Plant  
Beverage Manufacturing  
Boiler or Forage Works  
Brewery  
Canning and Preserving of Fruits/Vegetables  
Cellophane Manufacturing  
Celluloid Manufacturing  
Cheese Manufacturing  
Chrome Plating  
Concrete Brick and Block - Manufacturing  
Concrete Ready-Mix Plant  
Confectionery and Related Products - Manufacturing  
Cooperage Works  
Corrugated Metal Manufacturing  
Cotton Baling, Compressing and Ginning  
Cotton Storage, Open  
Cottonseed Oil Milling  
Cutlery, Hand Tools, General Hardware - Manufacturing  
Dairy Products Manufacturing  
Die Casting Manufacturing  
Dyestuff Manufacturing  
Electrical Machinery, Equipment and Supplies - Manufacturing  
Electroplating  
Feed Grinding and Processing  
Fiberglass Products Manufacturing  
Flat Glass - Manufacturing  
Flavor Extracts and Flavoring Syrups Manufacturing, NEC  
Flour Mills  
Food Products, Manufacturing  
Foundry, Nonferrous Metals  
Galvanizing  
Gas (heating or illuminating) Manufacturing or Storage, except where such gas is to be entirely consumed on the same premises  
Glass and Glassware (pressed and blown) Manufacturing  
Grain Mill Products - Manufacturing  
Guns, Howitzers, Mortars, and Related Equipment - Manufacturing  
Heat Exchangers, Fabrication  
Household Major Appliance Manufacturing  
Ice Cream Manufacturing  
Indoor Recycling Center for Metal, Paper, Glass and Plastic Products  
Iron and Steel Foundries  
Lamp Black Manufacturing  
Liquefied Petroleum Gas Sales and Service, Wholesale  
Livestock Auction Sales  
Lumber and Wood Products (except furniture) Manufacturing, NEC

Machinery (except electrical) Manufacturing  
Manufacturing NEC, Moderate  
Meat Products - Manufacturing  
Milling, Custom  
Nonferrous Foundries  
Noodle Manufacturing  
Oilcloth Manufacturing  
Oil Compounding and Barreling  
Oil Well Equipment Storage  
Other Fabricated Metals Products - Manufacturing  
Paint Manufacturing  
Paper Products - Manufacturing  
Pickle, Sausage, Sauerkraut or Vinegar Manufacturing  
Pickling, Fruits and Vegetables; Salad Dressings - Manufacturing  
Planning Mill  
Pottery and Related Products - Manufacturing  
Prefabricated House Manufacturing  
Printing Ink Manufacturing  
Radioactive Service Company  
Rayon or Cellophane Manufacturing  
Ready Built House Manufacturing  
Refrigerator Manufacturing  
Sandblasting (indoor)  
Sausage Manufacturing  
Shoddy Manufacturing (low grade wool)  
Shoe Polish Manufacturing  
Small Arms Manufacturing  
Soybean Oil Milling  
Space Vehicle Manufacturing  
Starch, Glucose, Dextrin Manufacturing  
Steel Fabrication Plant  
Storage of Abandoned or Inoperative Vehicles reclaimed from Highway/Streets for sixty (60) days or less (excludes salvaged or dismantled vehicles)  
Structural Clay products - Manufacturing  
Tank and Tank Components - Manufacturing  
Textile Mill - Manufacturing  
Tire Recapping  
Tobacco - Manufacturing  
Transportation Equipment Manufacturing  
Vegetable Oil Milling  
Vinegar Manufacturing  
Wool Scouring, Hair Manufacturing  
Yeast Manufacturing for Wholesale

### **C. Use Conditions**

1. The uses included In Use Unit 26 which are located within 300 feet of an R District, shall be conducted within enclosed buildings.

2. The uses included in Use Unit 26, when located on a lot which is abutting an R District, shall be screened from the abutting R District, by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 750 SF of floor area	1 per 2,000 to 40,000 SF of floor area, plus 1 per 40,000 to 100,000 SF, plus 1 per each additional 100,000 SF of floor area

**SECTION 1527. USE UNIT 27. HEAVY MANUFACTURING AND INDUSTRY**

**A. Description**

Manufacturing and industrial uses having substantial objectionable environmental influences by reason of the emission of odor, heat, smoke, noise or vibration.

**B. Included Uses:**

- Abattoir (slaughter house)
- Acetylene Gas Manufacturing in Excess of 15 Pounds Pressure Per Square Inch
- Acid Manufacturing
- Agricultural Chemicals - Manufacturing
- Ammonia, Bleaching Powder or Chlorine Manufacturing
- Animal Rendering
- Arsenals
- Asphalt Manufacturing or Refining
- Blast Furnace except as a minor and incidental part of another permitted industrial use
- Bleaching Powder Manufacturing
- Brick, Tile or Terra Cotta Manufacturing
- Butane and Propane Manufacturing/Storage
- Cement, Lime, Gypsum, Plaster of Pads or Asphalt Manufacturing
- Chipping of Trees and Shrubs
- Chlorine or Hydrochloric, Nitric, Picric, Sulphurous, Sulfuric Acid or Ammonia Manufacturing
- Coal Yard
- Coke Manufacturing
- Compost yard
- Creosote Manufacturing or Treatment
- Disinfectant or Insecticide Manufacturing
- Distillation of Bones, Coal Or Wood
- Emery Cloth and Sandpaper Manufacturing
- Explosive Manufacturing or Storage
- Fat Rendering
- Fertilizer Manufacturing From Mineral or Organic Materials
- Fireworks Manufacturing
- Glue, Gelatin or Size Manufacturing

Gravel Crushing, Screening, Washing  
Guided Missile Manufacturing  
Gum and Wood Chemicals Manufacturing  
Insecticide Manufacturing  
Lime, Cement, Plaster of Paris Manufacturing  
Linoleum, Asphalted-felt Base, and Other Hard Surface Floor Cover -Manufacturing  
Lubricating Oils and Grease Manufacturing  
Manufacturing NEC, Heavy  
Match Manufacturing  
Metal Foundry, Ferrous Metals  
Oil Reclamation Plants  
Oil Refinery  
Paper or Pulp Manufacturing by Sulfide Processes Emitting Noxious Gases or Odors  
Paving Plants  
Petroleum Bulk Storage for Wholesale  
Plastics/Rubber Manufacturing  
Primary Metal Industries, NEC  
Railroad Freight Terminal  
Railroad Roundhouse or Shop  
Railroad Yard  
Refining of Petroleum or Other Crude Materials  
Rendering Plant  
Resource Recovery Facility (all storage and processing within building)  
Rock Crushers  
Rolling/Steel Mill  
Rubber Manufacturing from Crude Materials  
Salt Works  
Sandblasting (outdoor)  
Sawmill  
Slaughtering of Animals  
Smelting  
Soap Manufacturing  
Soda Ash, Caustic Soda and Washing Compound Manufacturing  
Steel Mill  
Stockyard  
Stone Cutting and Stone products manufacturing  
Structural Steel Plants  
Sugar Refining  
Tallow, Grease or Lard Manufacturing or Refining  
Tank Farm, petroleum  
Tanning, Curing or Storing of Leather and Rawhides or Skins  
Tar Roofing or Tar Waterproofing Manufacturing  
Tar Distillation or Manufacturing Tile Roofing Manufacturing  
Trades, Industries, or Uses that have Heavily Objectionable Environmental Influences by Reason of  
the Emission of Odor, Heat, Smoke, Noise, or Vibration  
Trash Transfer Station (all processing and storage within building or containers)  
Turpentine Manufacturing  
Varnish Manufacturing  
Washing Compound Manufacturing

**C. Use Conditions**

None

**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 750 SF of floor area	1 per 2,000 to 40,000 SF of floor area, plus 1 per 40,000 to 100,000 SE, plus 1 per each additional 100,000 SF of floor area

**SECTION 1528. USE UNIT 28 JUNK AND SALVAGE YARDS**

**A. Description**

Establishments primarily providing an open area where wastes are used or secondhand materials are bought, sold, exchanged, stored, processed, crushed or handled. Materials shall include but are not limited to scrap iron and other metals, paper, plastic, rags, rubber tires, salvaged or dismantled vehicles, vehicular parts, wrecked vehicles, bottles and cans.

**B. Included Uses**

Junk and Salvage Yards

**C. Use Conditions**

1. The uses included in Use Unit 28, when located on a lot abutting an AG, R, PK, O, C, OO, CBD, SR or IL District shall be screened by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the district to be screened.
2. The uses included in Use Unit 28, when located on a lot abutting a street, highway or thoroughfare, shall be screened by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the district to be screened.
3. The piling of junk or salvage materials shall not exceed the height of the required screening wall or fence within 150 feet of the boundary required to be screened, except as provided in Section 1228.0.4.
4. Storage racks which are designed for the stacking of automotive front-ends, hoods, doors, quarter panels, etc., which exceed the height of the screening fence, shall be setback a minimum of 25 feet from an abutting R District and from a street, highway or thoroughfare along the lot line or lines in common with the R District, street, highway or thoroughfare, plus two (2) additional feet of setback for every one (1) foot of rack height above 15 feet.

## D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 750 SF of floor area	1 per 2,000 to 40,000 SF of floor area, plus 1 per 40,000 to 100,000 SF, plus 1 per each additional 100,000 SF of floor area

## E. Screening Requirements

For the purpose of maintaining a compatible relationship between certain land uses and for the purpose of protecting the public investment in streets, highways and thoroughfares and to promote the safety and recreational value of public travel and to preserve the natural beauty, a screening requirement is hereby established for the initiation and continuance of all uses included in Use Unit 28.

### 1. Specifications.

The required screening wall or fence:

- a. Shall be a minimum of eight (8) feet in height;
- b. Shall be constructed with customarily used fencing materials, shall be designed and arranged to provide substantial visual separation from other land uses required to be screened and from the general public traveling along the streets, highways and thoroughfares;
- c. Shall be uniform in height except for significant changes in topography, have a consistency of design, and if painted, walls or fences shall be earth-tone in color when abutting an R District boundary;
- d. Shall be constructed with all braces and supports on the interior, except when both sides are of the same design and appearance; and
- e. Shall be erected prior to the occupancy of the building or initiation of the use required to be screened.

### 2. Maintenance

The screening wall or fence shall be maintained by the owner of the lot containing the use requiring the screening. Failure to maintain after notice by the Neighborhood Inspector shall constitute an offense hereunder.

### 3. Modification of the Screening Wall or Fence Requirements

The Board of Adjustment, as a Special Exception, may:

- a. Modify or remove the screening requirement where existing physical features, such as trees and other plant materials, buildings, earthen berms or hills, provide substantial visual separation from uses and for the general public traveling along the streets, highways and thoroughfares:

- b. Modify the screening requirement where an alternative screening will provide substantial visual separation of uses and for the general public traveling the streets, highways and thoroughfares such as:
  - (1) a chain link fence which utilizes inserts of metal or other materials,
  - (2) a landscape plan specifying number, types and location of proposed plant materials to be installed and maintained, or
  - (3) a 6-foot privacy wall or fence;
- c. Grant an extension of time to erect a screen where properties, other than public streets, highways and thoroughfares, which are to benefit by the screen, are undeveloped and no immediate development plan is known or anticipated; or
- d. Remove the screening requirement where the purpose of the screening requirement cannot be achieved, such as where a road or street is elevated, or where the screening is prohibited by other ordinances and/or regulations, such as in floodplains.

## City of Claremore's Zoning Ordinance Chapter 2

### SECTION 216. SCREENING WALL OR SCREENING FENCE

A. For the purpose of maintaining a compatible relationship between certain land uses, a screening requirement is hereby established as follows:

1. Where required, the screening wall or fence shall be opaque and be constructed prior to the initiation or continuance of particular use.
2. For requirements pertaining to construction and placement of a required screening wall or fence, see Chapter 15, Use Units.

B. Specifications

When the provisions of these Regulations require the construction of a screening wall or fence as a condition for the initiation of the use and/or the subsequent continuation of a use, the screening wall or fence shall be opaque and adhere to the following Regulations:

1. Shall be constructed of fencing materials commonly used, and shall be designed and arranged to provide visual separation of uses irrespective of vegetation.
2. Shall not be less than six (6) feet in height, nor taller than eight (8) feet.
3. Shall be constructed with all braces and supports toward the interior of the lot, except when both sides are of the same design and appearance.
4. Shall be constructed prior to the granting of a Certificate of Occupancy for the building or initiation of the use required to be screened.
5. Shall be uniform in height, except for significant changes in topography
6. Shall have a consistency of design.
7. Shall not be a chain link fence or a chain link fence that utilizes inserts of metal or other materials.
8. Shall be of a type of material compatible with the surrounding area.
9. Shall be designed and constructed in such a way as not to adversely affect the natural drainage of the surrounding uses.
10. For Use Unit 30 Junk and Salvage Yards, see Section 1530 for screening requirements.

C. Maintenance

The screening wall or fence shall be maintained by the owner of the lot containing the use required to construct the screening wall or fence. Failure to maintain after notice by the Building Inspector shall constitute a violation of this Ordinance.

#### D. Modification of the Screening Wall or Screening Fence Requirements

The Board of Adjustment, upon approval of a Special Exception may:

1. Modify or remove the screening requirement where existing physical features provide visual separation of uses.
2. Modify the screening requirement where an alternative screening will provide visual separation of uses.
3. Grant an extension of time to erect a screen where properties which are to be benefited by the screen are undeveloped.
4. Remove the screening requirement where the purposes of the screening requirement cannot be achieved or is prohibited by other ordinances and/or regulations.

#### E. Enclosure of Uses

1. Except as otherwise provided herein, no raw materials, waste materials, products, goods, machinery or equipment shall be stored, displayed, operated or processed out-of-doors within 200 feet of a major street or highway or within 200 feet of any property in an R, P, O, C-1, or I-1 District even though such activities may be permitted uses in such Districts, unless such materials or articles are so screened as not to be visible to an observer driving on such street or highway or standing on the ground in such District.
2. The requirements in Section D.1 above shall not apply to the following:
  - a. Animals;
  - b. Boats;
  - c. Construction equipment in use on construction projects;
  - d. Electric substations or similar facility, unless required by the Board of Adjustment;
  - e. Farm and garden equipment in use in fields and gardens;
  - f. Gasoline pumps and similar service station equipment customarily not enclosed;
  - g. Household articles customarily stored or used out-of-doors;
  - h. Monuments and tombstones;
  - i. Motor vehicles;
  - j. Oil derricks or pumps and similar equipment at oil wells;
  - k. Pressure regulator station or similar facility unless otherwise required by the Board of Adjustment;
  - l. Living plants, including trees and shrubs;
  - m. Signs;
  - n. Sports, play, and similar equipment customarily used outdoors;
  - o. Structures attached to the ground or a building;
  - p. Transit vehicles;

- q. Transportation equipment in operation of goods being transported;
- r. Trucks and trailers; or
- s. Utility facilities Not Elsewhere Classified (NEC).

# City of Claremore's Zoning Ordinance Chapter 11

## SIGNS

- 1100. Purpose and Intent
- 1101. Applicability
- 1102. Sign Permit Required
- 1103. Exempted Signs
- 1104. Temporary Signs
- 1105. Prohibited Signs
- 1106. General Use Conditions For Business Signs
- 1107. Business Sign Restrictions by Zoning District
- 1108. Animated, Flashing, Changeable Copy, Running Light, Intermittently Lighted, Revolving Signs or Signs with Movement
- 1109. Maintenance
- 1110. Nonconforming Signs

### **SECTION 1100. PURPOSE AND INTENT**

Exterior signs have an immediate impact on the character of the City or County. As a clearly visible part of the urban environment, signs may attract or repel the viewing public, effect the safety of pedestrian and vehicular traffic and help set the character of neighborhoods. For these reasons this Chapter establishes minimum standards to promote the quality of life, health, safety, welfare, convenience and enjoyment of the public by regulating the design, quality of the materials, construction, location, electrification and maintenance of all signs and advertising devices visible from public rights-of-ways.

### **SECTION 1101. APPLICABILITY**

All signs not specifically exempted herein shall comply with the provisions of this Chapter and all other applicable provisions of other regulations of the City or County. (See also Section 1521 for regulation of Outdoor Advertising Signs)

### **SECTION 1102. SIGN PERMIT REQUIRED**

- A. Unless otherwise provided in this Chapter, it shall be unlawful to construct, modify or relocate any sign without first obtaining a sign permit.
- B. No sign shall be constructed unless it complies with all applicable ordinances and codes, including, but not limited to the Electrical and Building Codes.
- C. A sign permitted as a business sign shall not be changed to an outdoor advertising sign without a permit.

### **SECTION 1103. EXEMPTED SIGNS**

The following signs shall not be prohibited by this Ordinance and shall not be included in the computation of display surface area:

- A. Temporary signs per Section 1104;
- B. One nameplate attached to the face of the wall and not exceeding four (4) square feet in surface area;
- C. Signs which are not visible from the public street;
- D. Tablets built into the wall of a building or other structure and used for inscriptions, memorial tablets, or for similar purposes;
- E. Signs of warning, directive, instructional or informational nature constructed by a public utility, franchised transportation company or government agency;
- F. Legal notices and street numbers;
- G. Window signs;
- H. Signs not exceeding four (4) square feet of display surface area of a warning directive or instructional nature such as entrance, exit, or restroom signs;
- I. Signs which are attached as labels of a commodity offered for sale;
- J. Signs on accessory equipment or structures (such as signs on a satellite dish, air conditioner or fence) identifying the manufacturer, make and model shall be limited to 14.4 square inches for each piece of equipment or structure; and
- K. One banner attached to the wall of a building not exceeding 32 square feet;

### **SECTION 1104. TEMPORARY SIGNS**

The following temporary signs are permitted as follows:

- A. Special event signs which advertise or promote a special event:
  - 1. Shall be allowed for 30 days; and
  - 2. Shall be removed within 24 hours after the termination of the event.
- B. Temporary Rear Estate Signs

Temporary Real Estate signs advertising a residential, office, commercial, industrial or subdivision development or the sale, rental or lease of the premises are permitted. The maximum number permitted is one (1) per street frontage. Temporary Real Estate signs are also regulated by Zoning Districts as follows:

1. Real Estate Signs In AG, Al or I Districts

The sign shall not exceed 80 square feet in surface area or 15 feet in height. Illumination, if any, is permitted only by constant light.

2. Real Estate Signs in AR or R Districts

The sign shall not exceed eight (8) square feet in display surface area, or exceed eight (8) feet in height. Illumination, if any, is permitted only by constant light.

3. Real Estate Signs in the P, O, SR or C Districts

The sign shall not exceed 32 square feet of Display Surface Area, nor exceed 15 feet in height. Illumination, if any, is permitted only by constant light.

C. Temporary Construction Signs

1. The maximum number of Temporary Construction Signs permitted is one (1) per street frontage.

2. Temporary Construction Signs may be located on each street frontage of the development.

3. The signs shall not exceed one-half (1/2) of a square foot of Display Surface Area per each lineal foot of street frontage. However, in no event shall the sign be restricted to less than 32 square feet nor be permitted to exceed 400 square feet of Display Surface Area.

4. The signs shall not exceed 15 feet in height.

5. Illumination, if any, is permitted only by constant light.

6. Temporary Construction Signs in the AR or R Districts shall be regulated as follows:

a. During the initial period of construction, not to exceed 18 months, a sign advertising the construction of improvements on the premises may be constructed on each perimeter street frontage of the development.

b. After the initial 18 month period of construction, the construction sign Display Surface Area shall be reduced to an area not to exceed eight (8) square feet in Display Surface Area, and the height shall be reduced to a maximum of eight (8) feet.

D. No such signs on any lot shall exceed a total aggregate of 0.1 square feet of Display Surface Area for each foot of street frontage upon which said sign or signs are located.

**SECTION 1105. PROHIBITED SIGNS**

A. Signs which otherwise require and have not been issued a sign permit shall not be located in any District.

- B. No sign other than those placed by agencies of government shall be placed on any public property or shall be permitted to extend into or be placed within the public right-of-way, other than projecting signs as specifically allowed per Section 1106.C.4 in the C-3 District.
- C. All advertising media, including commercial banners, which are located on or within the public right-of-way, unless, otherwise permitted.
- D. Any sign that is attached to a utility pole, curb, sidewalk, lamp post, hydrant, bridge, highway marker, highway regulatory sign, or mailbox, on public property, except official notices.
- E. Any sign which may interfere with the view of or be confused with any traffic control sign, signal or devise, or any sign which may interfere with his lead or confuse traffic, or reduce visibility at any street intersection, change in alignment or driveway entrance or exit.
- F. Any sign located within the Sight Distance Triangle. (See Section 212 and Figure 2-1).
- G. No real estate sign shall be permitted if it advertises property for uses other than for which the property is zoned or incorrectly states the zoning of the property.
- H. No sign may be painted on or mounted on the roof of any structure. Roof signs lawfully existing on the effective date of this Ordinance or amendment hereto, are regulated by Chapter 17, Nonconformities.
- I. No sign shall be placed on any utility pole except for utility identification purposes, nor shall any sign be painted on any tree or rock.
- J. Strobe lights, beacon lights or revolving lights are prohibited if visible from a public street unless otherwise permitted by law. (See Section 221).

**SECTION 1106. GENERAL USE CONDITIONS FOR BUSINESS SIGNS**

- A. The number of signs, total area of all sign faces, location and design standards, excluding any signs exempted by Section 1103, on any lot or any street frontage must adhere to the restrictions established in this Chapter.
- B. The maximum number of business signs and maximum permitted Display Surface Area permitted per lot of record is as designated for each Zoning District; however, wall signs are not included in this computation.
- C. Display Surface Area - General Information

- 1. Ground and Projecting Signs

The Display Surface Area of a ground or projecting sign shall include the area enclosed by the minimum imaginary rectangles which fully contains all extremities of the sign, exclusive of its supports. This rectangle is to be calculated from an orthographic projection of the sign viewed horizontally. A view point for this projection is to be taken which gives the largest rectangle of that kind as the viewpoint is rotated horizontally around the sign. If elements of the sign are movable or

flexible, the measurement shall be taken when the elements are fully extended and parallel to the plane of view.

## 2. Wall Signs

The Display Surface area of a Wall Sign is the sum of the area of the minimum imaginary rectangles enclosing each word attached to any particular facade.

## 3. Double or Multifaced Signs

Unless otherwise specified only one (1) side of a Double or Multifaced Sign shall be included in a calculation of sign area. However, each additional sign face shall be calculated as another sign.

## 4. Projecting Signs

- a. No Projecting Sign shall project over a public right-of-way except in the C-3 District.
- b. No Projecting Sign shall extend closer than two (2) feet to the curb line or edge of pavement; and
- c. No Horizontal Projecting Sign shall exceed 50 square feet in display surface area.

## 5. Multiple Signs on a Single Structure

When a business has more than one (1) sign on a single structure, the sign area is to be calculated by individual geometric shapes of each sign.

## 6. Display Surface Area Computation Based on Lineal Footage

In computing permitted Display Surface Area for signs, the lineal footage of an abutting non-arterial street shall not be combined with the lineal footage of any abutting arterial street, freeway or freeway service road which is included in the computation of the permitted Display Surface Area.

## D. Maximum Sign Height and Location

1. The maximum permitted sign height shall be measured from the average level of the grade below the sign to the topmost point of the sign or sign structure.
2. Except or unless otherwise provided herein no sign or sign structure shall exceed the following heights:
  - a. The maximum permitted height is 20 feet in A, R, P, O, C-1 or SR Districts.
  - b. The maximum permitted height is 25 feet in C-2, C-4 or I-1 Districts.
  - c. The maximum permitted height is 30 feet in C-3, C~5, I-2, I-3, I-4 or M Districts.

3. Any sign or sign structure located within 165 feet of the right-of-way line of a State Highway, US Highway, Interstate Highway or other toll road or freeway may be erected to a height of not more than 45 feet above grade level of such thoroughfare at the point thereon nearest such sign or structure.
4. No sign or sign structure shall be erected to a height greater than the horizontal distance from such sign or structure to the nearest other property in an AR, R or O District.

**E. Setbacks**

1. Signs and all parts thereof must be setback from the centerline of an abutting street one-half (1/2) of the right-of-way width designated on the Major Street Plan or 25 feet if the street is not designated on the Major Street Plan.
2. Signs, other than those permitted in an AR or R District, if visible from such District other than a street, highway or freeway right-of-way, or if visible from a PUD Designated Residential Development Area, must be set back from such District or Area a minimum distance of 50 feet,
3. Signs with a Display Surface Area larger than 300 square feet, which are visible from an AR or R District other than a street, highway or freeway right-of-way or if visible from a Designated Residential Development Area, must be set back at least 300 feet from such District or Area.
4. Signs will be setbacks a minimum distance of ten (10) feet from a freeway right-of-way.
5. Illumination will not exceed 70 foot candles measured from a two (2) foot distance from the lighted area of the sign face.

**SECTION 1107. BUSINESS SIGN RESTRICTIONS BY ZONING DISTRICT**

**A. Number of Signs**

The number of ground, projecting or roof signs and total area of all sign faces, exclusive of temporary signs and wall signs, on any lot or on any street frontage of any lot, shall not exceed the number and areas set forth in Table 11-1 below and be regulated as otherwise specified herein.

**TABLE 11-1**

**MAXIMUM NUMBER AND MAXIMUM DISPLAY SURFACE AREA OF SIGNS\***

Type of Use and Type of Control- Maximum	RS RM, RT	AG, O, CS, CG, SR, IL	CG CH	I-2	IM IH
One- and Two-family dwellings: Number of signs per dwelling unit Area (sq.ft.) of signs per dwelling unit	1 2				
Home Occupations** Number of signs per dwelling unit Area (sq.ft.) Of signs per dwelling unit	1 2				
Multi-family dwellings, townhouse developments, manufactured home parks, institutions and similar uses Number of signs per premises Area (sq.ft.) Of signs per premise	1 12				
All uses on one premise: Square feet of sign area per lineal foot of street frontage	0.5	0.5	0.5	1.5	2

\*See Section 1106 for sign types. Display Surface Area, height and number permitted.

\*\*See Section 402.B.7.

## B. Permitted Display Surface Area of Signs

In the case of a lot abutting two (2) or more streets, the permitted Display Surface Area of any sign or group of signs shall be computed on the basis of the street frontage on the street nearest such sign or signs, For this purpose, the term “frontage” shall be considered as referring to all abutting streets, whether they abut the front or the side of the lot.

## C. Signs for the Sale, Lease or Rental of Property

In addition to the area of signs permitted on any lot above, there shall be permitted on each street frontage of any lot a sign advertising the sale, lease or rental of property on which it is situated. No such signs on any lot shall exceed an aggregate Display Surface Area of 0.1 square feet for each lineal foot of street frontage on which they are located and as otherwise provided in Section 1104.

## D. General Standards

### 1. Wall Signs

- a. A Wall Sign shall not extend above the top of the parapet or building wall on which it is located. However, in instances where the height of the parapet or building wall or where construction or architectural features will not permit a Wall Sign of three (3) feet in height, said sign may extend above the parapet or building wall a distance which will permit a sign of three (3) feet in height.
  - b. Wall signs shall not exceed an aggregate Display Surface Area of two (2) square feet per each lineal foot of building wall to which the sign or signs is attached.
2. No sign is permitted to be located upon or constructed within a required parking space or loading berth, nor may a sign cause any hazard to a motor vehicle or pedestrian traffic exiting, entering or traveling within the site on which it is located.
  3. No sign shall be permitted in the right-of-way of any public street unless approval is given by the Board of Adjustment and a removal agreement has been entered into by the sign owner with the City or County.
  4. Projecting or Ground Signs must maintain a minimum separation of 30 feet from any other projecting, ground, business or outdoor advertising sign.
  5. No sign shall extend more than one (1) foot into a required front yard or exterior side yard except for the following:
    - a. Projecting Signs in a C-3 District, as provided in Section 1106.C.4; and/or

- b. A sign having a Display Surface Area. of not more than 12 square feet identifying a shopping center, scientific research and development or industrial park having a minimum lot area of two and one-half (2 1/2) acres.
- c. Identification and direction signs, each not exceeding four (4) square feet in area.
- d. One customary gasoline service station sign identifying the gasoline company for each street frontage having two (2) faces of not more than 16 square feet each and customary identification signs on the faces of gas pumps.

#### E. Illuminated Signs

1. The light from any permitted Illuminated Sign shall be shaded, shielded and directed so the light intensity or brightness will not be hazardous or objectionable to the adjacent or surrounding areas and shall not exceed 70 foot candles measured at a two (2) foot distance.
2. No Illuminated Sign shall be erected within 50 feet of other property in an AR or R District, or PUD Designated Residential Development Area if visible from such District or Area.
3. No sign shall be illuminated or animated except in accordance with this Ordinance and Section 1108.

#### F. Bulletin Boards and Identification Signs

##### 1. Signs in A Agriculture Districts

- a. One Bulletin Board may be constructed on each street frontage of an educational, religious, institutional, or similar use requiring announcement of its activities. The Bulletin Board shall not exceed 32 square feet in Display Surface Area, or 20 feet in height. Illumination, if any, is permitted only by constant light.
- b. One Identification Sign may be constructed an each street frontage of a permitted nonresidential use. The sign must not exceed 32 square feet of Display Surface Area or 20 feet in height. Illumination, if any, is permitted only by constant light.
- c. Temporary Real Estate Sign. (See Section 1104.6)
- d. Temporary Construction Sign. (See Section 1104.C)
- e. Outdoor Advertising Signs. (See Section 1522)

##### 2. Signs in R Residential Districts

- a. One (1) Bulletin Board may be constructed an each Street frontage of any educational, religious, institutional, or similar use requiring announcement of its activities. The Bulletin Board must not exceed 32 square feet in surface area, nor 20 feet in height. Illumination, if any, is permitted only by constant light.

- b. One (1) identification Sign may be constructed on each perimeter street frontage of a multifamily development, manufactured home park or subdivision, single-family subdivision or permitted nonresidential use. The sign shall not be restricted to less than 32 square feet in surface area, nor 20 feet in height. Illumination, if any, is permitted only by constant light.
  - c. Temporary Real Estate Sign. (See 1104.B)
  - d. Temporary Construction Sign (See Section 1104.C)
3. Signs in the P Parking District or O Office District shall be regulated as follows:
- a. Not more than one (1) sign may be constructed on each street frontage of a lot. The sign must not exceed 50 square feet of Display Surface Area.
  - b. Ground signs in P, OL or OM Districts must not exceed the height of the building in which the principal use is located or 20 feet, whichever is lower.
  - c. Ground signs in the OH District must not exceed a height of 30 feet.
  - d. Illumination, if any, is permitted only by constant light.
  - e. Temporary Real Estate Sign. (See Section 1104.B)
  - f. Temporary Construction Sign. (See Section 1104.C)
4. Signs in C or SR Districts
- a. A maximum of one (1) Ground or Projecting Sign per each 150 lineal feet of street frontage (excluding wall signs) is permitted.
  - b. Roof, Projecting, and Ground Signs, whether permitted as provided herein, or nonconforming, shall not exceed the aggregate Display Surface Area specified in Section 1107, Table 11-1.
  - c. No Roof, Projecting or Ground Sign is permitted to contain more than two (2) sides, and the total Display Surface Area for each side must not exceed 500 square feet.
  - d. The two (2) sides shall face in opposite directions, “Opposite”, in addition to its ordinary meaning, shall include V-shaped signs when the angle of separation of the display surfaces does not exceed 15 degrees.
5. Signs in I or M Districts
- a. A maximum of one (1) Ground or Projecting Sign per each 200 lineal feet of street frontage (excluding wall signs) is permitted.
  - b. Roof, Projecting, or Ground Signs, whether permitted as provided herein or nonconforming, shall not exceed the aggregate Display Surface Area specified Section 1107, Table 11-1.

- c. No Roof, Projecting or Ground Sign is permitted to contain more than two (2) sides. The total Display Surface Area for each side must not exceed 500 square feet.
- d. The two (2) sides shall face in opposite directions. “Opposite”, in addition to its ordinary meaning, shall include V-shaped signs when the angle of separation of the display surfaces does not exceed 15 degrees.

**SECTION 1108. ANIMATED, FLASHING, CHANGEABLE COPY, RUNNING LIGHT, INTERMITTENTLY LIGHTED, REVOLVING SIGNS OR SIGNS WITH MOVEMENT**

Animated, Flashing, Changeable Copy, Running Light, Intermittently Lighted, Revolving Signs or Signs with Movement shall comply with the following conditions:

- A. No such sign shall be of the instantaneous type.
- B. Shall not be located within 50 feet of the driving surface of a signalized intersection.
- C. Shall not be located within 20 feet of the driving surface of a street.
- D. If visible from an AR, R or O District, other than a street, highway, or freeway right-of-way, or if visible from a PUD Designated Residential Development Area, shall be setback a minimum of 150 feet from such Districts or Areas.
- E. Shall be permitted only in C, I or M Districts.
- F. Signs with illumination or animation shall be further regulated as provided in Table 11-2.

**TABLE 11-2  
SIGN ILLUMINATION AND ANIMATION**

	AG			RS	RM	P O	CS CG	CG CH 4	IL	IL IM3 IH	M
A. Not Illuminated	X	X	X	X	X	X	X	X	X	X	X
B. Illuminated											
1) Not flashing or Intermittent											
a) Not Flashing or Intermittent visible from outside the lot on which located											
1) Reflecting light	X	X			X	X	X	X	X	X	X
2) Light passing through translucent materials	X	X					X	X	X	X	X
b) With bulk or tube visible from outside the lot on which located	X								X	X	X
2) Flashing or Intermittent							X	X	X	X	X
C. Animated or Flashing							X	X	X	X	X

## **SECTION 1109. MAINTENANCE**

- A. All signs, together with their structures and components must be kept in good repair and be maintained in a safe condition.
- B. All sign sites shall be kept in a neat and attractive condition.
- C. The structure and Display Surface Area shall be kept in a neat and attractive condition.

## **SECTION 1110. NONCONFORMING SIGNS**

For information related to nonconforming signs see Section 1703.

# City of Claremore Ordinance - Signs

## SECTION 1522. USE UNIT 22. OUTDOOR ADVERTISING SIGNS

### A. Description.

Outdoor Advertising Signs also referred to as Advertising Signs or Billboards

### B. Included Uses:

Advertising Signs  
Billboards  
Outdoor Advertising Signs

### C. Use Conditions for Outdoor Advertising Signs

#### 1. Location

- a. Outdoor advertising signs are permitted in A1, C-4, C-5 and all I Zoning Districts if located within 165 feet of the right-of-way of an interstate highway, toll road, designated state highway or freeway as regulated herein.
- b. No outdoor advertising sign may be located closer than 150 feet from an AR, R or O District or from a PUD Designated Residential Development Area or from a municipal park or municipal recreation area if visible from such District or Area.
- c. No portion of an outdoor advertising sign may be located within 25 feet from any property line other than a street line.
- d. No outdoor advertising sign is permitted to be located upon or constructed within a required parking space or loading berth, nor may the sign otherwise obstruct vehicular or pedestrian access or circulation or pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which the sign is located.
- e. Advertisements placed on the interior of fences within a municipal park or municipal recreation area not visible from a public street or right-of-way do not constitute outdoor advertising signs.

#### 2. Height and Setback

- a. Outdoor advertising signs may be erected to a maximum height of 35 feet above grade unless located within 165 feet of the right-of-way line of an interstate highway or other toll road or freeway. In such cases, said signs may be erected to a height of not more than 45 feet. However, If the highway is elevated and with approval of a Special Exception from the Board of Adjustment, the height of an outdoor advertising sign may be increased to a height greater than 45 feet, but in no case may the sign exceed a height of 65 feet.
- b. Outdoor advertising signs shall be setback a minimum of one (1) foot from an adjacent AR, R or O District boundary for each foot of height.
- c. Outdoor advertising signs shall be setback ten (10) feet from the planned right-of-way shown on the Major Street Plan.

#### 3. Maximum Display Surface Area

- a. The display surface area of an outdoor advertising sign shall not exceed 672 square feet when located along an interstate highway, toll road, or freeway.
- b. The display surface area of an outdoor advertising sign located along a state highway shall not exceed 300 square feet,
- c. The display surface area and aggregate display surface area of roof, ground and outdoor advertising signs, whether permitted as provided herein or nonconforming, shall not exceed the maximum aggregate display surface area otherwise permitted in the respective Zoning Districts in Chapter 11, Signs.

#### 4. Number of Sides

- a. No outdoor advertising sign may contain more than two (2) sides. Only one side is to be included in the computation of display surface area.
- b. The two (2) sides shall-face in opposite directions. "Opposite" in addition to its ordinary meaning, includes V-shaped signs when not more than 15 feet separate the open side of the display surface.

#### 5. Separation Between Signs

- a. An outdoor advertising sign shall be separated a minimum distance of 1,200 feet from any other outdoor advertising sign and 30 feet from any ground or projecting sign.
- b. Spacing limitations do not apply to signs separated by an interstate highway, toll road, freeway, or state highway.

#### 6. Illumination

- a. No outdoor advertising sign may contain flashing, intermittent, blinking or traveling lights, bare bulb fluorescent, incandescent or halogen illumination or reflective glitter.
- b. Illumination shall not exceed 70 foot candles measured at a two (2) foot distance from the lighted area of the sign face.

#### 7. Animation.

No outdoor advertising sign is permitted to contain any visible moving parts.

#### 8. Support

No outdoor advertising sign may be supported by more than one pole, post or column unless certified to be required by a Professional Engineer licensed to practice in the State of Oklahoma.

#### 9. Orientation

An outdoor advertising sign shall be oriented to be primarily visible from the abutting interstate, toll road, freeway or state highway.

### **D. Off-Street Parking and Loading Requirements. None**

**City of Claremore**  
**PLANNING & COMMUNITY DEVELOPMENT**  
**SIGN PERMIT APPLICATION**

Name of Business: \_\_\_\_\_

Sign Address: \_\_\_\_\_

Legal Description: Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Lot: \_\_\_\_\_  
Block: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Contact/Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Sign Contract: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Electrical Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_

Insurance Co: \_\_\_\_\_ Phone: \_\_\_\_\_

Principal Structure:  Accessory Structure:

Zoning: \_\_\_\_\_ Board of Adjustment #: \_\_\_\_\_

Use Unit #: \_\_\_\_\_ Use by right: \_\_\_\_\_ Variance: \_\_\_\_\_

Interpretation: \_\_\_\_\_ Special Exception: \_\_\_\_\_

Set Backs: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

Lot Information: Frontage (ft) \_\_\_\_\_ Lot Depth (ft) \_\_\_\_\_ Lot Area (ft) \_\_\_\_\_

SIGN INFO: Height (ft) \_\_\_\_\_ Width (ft) \_\_\_\_\_ Length (ft) \_\_\_\_\_

Face Material: \_\_\_\_\_ Pole material: \_\_\_\_\_

Foundation Material: \_\_\_\_\_

TYPE OF SIGN:  Pole Sign  Wall Sign  Ground Sign  New Sign  
 Illuminated  Monument  Tenant  Billboard  
 Enlarge Sign  Two Sided  Relocate Existing

Height of Building (for wall sign): \_\_\_\_\_ Width of Building: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Dennis Dwyer  
Zoning/Sign Administrator  
Development Services

Office: (918) 341-5576  
Fax: (918) 341-6162  
Email: [ddwyer@claremorecity.com](mailto:ddwyer@claremorecity.com)

## City of Claremore Ordinance

### APPENDIX A: USE UNITS SUMMARY BY ZONING DISTRICTS\*

1. Appendix A is for reference only. If discrepancies should occur between Appendix A and the text of the Zoning Ordinance, the text shall control.
2. RS-60 includes RS-60 CL; RS-40 includes RS-40 CL; RS-25 includes RS-25 CL incorporated areas only.
3. Go to Chapter 15 to determine the uses permitted in each Use Unit.

Use Units	AO	AG	AI	AR	RS-60	RS-40	RS-25	RS-20	RS-10	RS-6	RM-6	RM-4	RM2.5	RM1.5	RT
1. Area-Wide Uses by Right	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
2. Area-Wide Special Exception Uses		E	E	E	E*	E*	E*	E*	E*	E*	E*	E*	E*	E*	E*
3. Agriculture		X*	X*	X*											
4. Public Protection & Utility Facilities		E*	E*	E*	E*	E*	E*	E*	E*	E*	E*	E*	E*	E*	E*
5. Single-Family Dwelling		X	X	X	X	X	X	X	X	X	X*	X	X	X	X
6. Duplex Dwelling													E*	E*	
7. Townhouse Dwelling											X	X	X	X	
8. Multi-family Dwelling & Similar Uses		E*	E*	E*	X*	X*	X*	X*	X*	X*	X	X	X	X	
9. Manufactured Home Dwelling		X*	X*	X*											X
10. Off-street Parking													E*	E*	
11. Offices, Studios & Support Services		E*	E*	E*											
12. Eating Establish other then Drive-ins															
13. Adult Entertainment Establishments															
14. Convenience Goods and Services															
15. Shopping Goods and Services															
16. Other Trades & Services															
17. Mini-Storage															
18. Automotive & Allied Activities															
19. Drive-in Restaurants															
20. Hotel, Motel & Recreation															
21. Commercial Recreation: Intensive		E	E												
22. Outdoor Advertising Signs	X	X*	X*												
23. Scientific Research & Development															
24. Warehousing & Wholesaling															
25. Mining & Mineral Processing															
26. Restricted Manufacturing & Industry															
27. Light Manufacturing & Industry															
28. Medium Manufacturing & Industry															
29. Heavy Manufacturing & Industry															
30. Junk & Salvage Yards															
31. Oil & Gas Extraction		X*	X*	X*											

X = Use Permitted by Right

E = Use Permitted only by Special Exception

\* Refer to Uses Permitted in the respective Zoning Districts for use conditions and related information. Only selected uses within the Use Unit are permitted by Right or upon approval of Special Exception, or other special conditions apply.

## City of Claremore Ordinance

### APPENDIX A: USE UNITS SUMMARY BY ZONING DISTRICTS\*

1. Appendix A is for reference only. If discrepancies should occur between Appendix A and the text of the Zoning Ordinance, the text shall control.
2. Go to Chapter 15 to determine the uses permitted in each Use Unit.

Use Units	OL	OM	OH	C-1	C-2	C-3	C-4	C-5	SR	I-1	I-2	I-3	I-4	M	P
1. Area-Wide Uses by Right	X	X	X	X	X	X	X	X	X	X	X	X	X		X
2. Area-Wide Special Exception Uses	E	E	E	E	E	E*	E*	E*	E	E	E	E	E		
3. Agriculture										X	X	X	X		
4. Public Protection & Utility Facilities	E*	E*	E*	E*	E*	E*	E*	E*	X*	X*	X*	X*	X*		
5. Single-Family Dwelling	E	E	E												
6. Duplex Dwelling	E	E	E												
7. Townhouse Dwelling	E	E	X												
8. Multi-family Dwelling & Similar Uses	E*	E*	X												
9. Manufactured Home Dwelling															
10. Off-street Parking	X	X	X	X	X	X	X	X	X	X	X	X	X		X
11. Offices, Studios & Support Services	X*	X	X	X	X	X	X	X	X	X	X	X	X		
12. Eating Establish other then Drive-ins			X		X	X	X	X		X	X	X	X		
13. Adult Entertainment Establishments								X*							
14. Convenience Goods and Services				X	X	X	X	X		E	E	E	E		
15. Shopping Goods and Services				X	X	X	X	X		E	E	E	E		
16. Other Trades & Services							X	X		X	X	X	X		
17. Mini-Storage	E	E	E		X		X	X		X	X	X	X		
18. Automotive & Allied Activities							X	X		X	X	X	X		
19. Drive-in Restaurants							X	X		E	E	E	E		
20. Hotel, Motel & Recreation			E*			X	X	X		E	E	E	E		
21. Commercial Recreation: Intensive							E	E		E	E	E	E		
22. Outdoor Advertising Signs							X*	X*		X*	X*	X*	X*		
23. Scientific Research & Development							E	X	X	X	X	X	X		
24. Warehousing & Wholesaling							X	X		X	X	X	X		
25. Mining & Mineral Processing														X	
26. Restricted Manufacturing & Industry							E	E		X	X	X	X		
27. Light Manufacturing & Industry							E*	E*		X*	X	X	X		
28. Medium Manufacturing & Industry											E*	X	X		
29. Heavv Manufacturing & Industry													X		
30. Junk & Salvage Yards												E	X		
31. Oil & Gas Extraction										X*	X*	X*	X*		

X = Use Permitted by Right

E = Use Permitted only by Special Exception

\* Refer to Uses Permitted in the respective Zoning Districts for use conditions and related information. Only selected uses within the Use Unit are permitted by Right or upon approval of Special Exception, or other special conditions apply.