

Attachment I

General City of Tulsa Zoning Code Amendments

For this document any underlined **(example)** text represents proposed text added and any stricken **(example)** text represents a proposed deletion.

Chapter 1

Sec. 1.090-I.4 & 1.090-I.10 Public Officials and Agencies- Changes are proposed to reflect reorganization of the Planning Director to the Tulsa Planning Office.

1.090-I Public Officials and Agencies

1. Unless otherwise expressly stated, all employees, public officials, bodies and agencies to which references are made are those of the City of Tulsa or individuals or agencies legally authorized to act on behalf of the City of Tulsa.
2. References in this zoning code to the "city" are references to the City of Tulsa.
3. References in this zoning code to the "city council" are references to the Tulsa City Council.
4. References in this zoning code to the "planning director" are references to the director of the City of Tulsa planning department Tulsa Planning Office at the Indian Nations Council of Governments (INCOG).
5. References in this zoning code to the "planning commission" are references to the Tulsa Metropolitan Area Planning Commission.
6. References in this zoning code to the "board of adjustment" are references to the City of Tulsa Board of Adjustment.
7. References in this zoning code to the "preservation officer" are references to the City of Tulsa Preservation Commission.
8. References in this zoning code to the "preservation officer" are references to the planning director or the staff member to whom the planning director assigns responsibility for performing the preservation officer's duties under this zoning code.
9. References in this zoning code to the "development administrator" are references to the director of the City of Tulsa development services department. In the performance of his or her duties, the development administrator may consult with the land use administrator.
10. References in this zoning code to the "land use administrator" are references to the director of the Tulsa Planning Office at head of the land development services division of the Indian Nations Council of Governments (INCOG). INCOG performs its responsibilities and duties under this zoning code pursuant to an agreement

with the City of Tulsa. In the performance of his or her duties, the land use administrator may consult with the development administrator.

Chapter 35

*Sec. 35.050-D.4 Commercial Service-
Personal Improvement Service-
Fortune telling is illegal in the city of
Tulsa per separate ordinance (See
Title 27, Ch. 22, Sec. 2205 of the Tulsa
Revised Ordinances).*

35.050-D Commercial Service

Uses that provide for consumer or business services and for the repair and maintenance of a wide variety of products. Specific commercial service use types include the following:

4. Personal Improvement Service

Uses that provide personal grooming, cosmetic or health and well-being- related services. Typical uses include barbers, hair and nail salons, tanning salons, day spas, **and** body art services **and fortune telling services**.

Chapter 45

*45.150-B The amendment makes it clear
that an RV cannot be used as an
accessory use building in an AG, O or MX
district.*

45.150-B The parking and storage of recreational vehicles in an **AG, O, MX, or R** district is permitted in accordance with [§45.150-A](#), provided that:

1. The vehicle is not used for dwelling purposes;
2. The vehicle is not permanently connected to sewer lines, water lines, or electricity; and
3. The vehicle is not used for storage of goods, materials, or equipment other than those items considered to be a part of the recreational vehicle or essential for its use as a recreational vehicle.

Chapter 60

Table 60-2: Maximum Aggregate Number of Signs – MX zoning districts were inadvertently left out during the 2016 code update

Table 60-2: Maximum Aggregate Number of Signs

Zoning District	Maximum Aggregate Number of Signs Allowed
CG, CH, and CBD	1 per 100 feet of major street frontage or fraction thereof
CO, CS, MX and IL	1 per 150 feet of major street frontage or fraction thereof
IM and IH	1 per 200 feet of major street frontage or fraction thereof

Chapter 70

Reason for Changes:

Sec. 70.110-D- This amendment codifies the Planning Director's interpretation of sign code dated 11/6/2017

Sec. 70.060—The purpose of these amendments is to bring the HP protest petition language in line with recently changed language 70.030-G for zoning map amendments to ensure consistency with the city charter.

70.110-D Action

The board of adjustment must consider the evidence and testimony provided at the public hearing and make a determination of whether the use, structure or other development feature complies with the applicable spacing and separation distance requirements of this zoning code. **The board of adjustment's determination must be followed by the development administrator in issuing or not issuing required permits.**

70.060-H Protest Petitions

1. If a valid protest petition is filed against any proposed HP zoning map amendment, passage of the zoning map amendment requires a favorable vote of three-fourths of the members of the entire city council.
2. A protest petition will be deemed valid if it is signed and acknowledged by the owners of 20% or more of the area of the lots included in the proposed HP zoning map amendment area or by the owners of 50% or more of the area of the lots within 300 feet of the area included in the proposed HP zoning map amendment area and if it meets the other regulations of this Section 70.060-H. Areas designated as right-of-way shall not be included in the calculation. The city council will determine sufficiency of a protest petition if its validity is challenged.
3. A written protest petition opposing an HP zoning map amendment must be submitted to the land use administrator at least 3 business days before the city council's vote.
4. The protest petition must identify the zoning case number for which the protest is filed and must state that it is a formal protest of the proposed HP zoning map amendment.
5. Persons signing the protest petition must be at least eighteen (18) years of age and must hold record title to their properties, as shown in the land records of the Tulsa County Clerk. If a lot is owned jointly by more than one owner, all owners must sign the protest petition. If a lot is owned by a trust, the trustee must sign, noting that he or she signs "as trustee". If there is more than one trustee, and no single trustee is authorized to sign, then all the trustees must sign. If a lot is owned by a corporation, the president or a vice-president or the chair or vice chair of the board of directors, must sign. If a lot is owned by a limited liability company, a manager must sign. If a lot is owned by any other legal entity, the person signing the protest petition must be someone authorized by that entity to convey title to land.
6. Persons signing the protest petition must indicate the street address of the lot owned. If no street address is assigned, a legal description (lot and block of a subdivision, metes and bounds description of unplatted tracts) or a map must be provided.
7. If a protest petition contains multiple signature pages, each page must contain the same protest language. Signatures must be the normal cursive signature of the person signing and should be accompanied by the legibly printed or typed name of the person signing. The name of the person signing must be the same as the name of that person as shown in the land records of the Tulsa County Clerk.
8. A protest petition may not be amended, supplemented or corrected subsequent to the deadline for filing the petition.

Chapter 90

Table 90-1: Permitted Setback Obstructions in R Zoning Districts; Table 90-1 Table Notes- This change corrects unintentional consequences of the street setback requirement when rear yards are in the street setback. In 2018, there have been several variances for pools locating in the rear yards, which in these situations were also in the street setback.

Table 90-1: Permitted Setback Obstructions in R Zoning Districts

Obstruction	Setback		
	Street	Side	Rear
Accessory buildings (see also §90.090-C2)	No	No	Yes
Air conditioning units	No	Yes	Yes
Arbors and trellises	Yes	Yes	Yes
Awnings, canopies, light shelves and architecturally integrated solar shading devices projecting no more than 2 feet into the setback	Yes	Yes	Yes
Barbeque pits and outdoor fireplaces	No	No	Yes
Bay windows projecting no more than 2 feet into the setback	Yes	Yes	Yes
Carports	Yes [1]	Yes [2]	Yes [2]
Chimneys and flues projecting no more than 2 feet into the setback	Yes	Yes	Yes
Clotheslines	No	Yes	Yes
Decks, patios, and other features and structures less than 30 inches in height above grade	Yes	Yes	Yes
Eaves and gutters projecting no more than 2 feet into the setback	Yes	Yes	Yes
Fences and walls (see also Section 45.080)	Yes	Yes	Yes
Fire escapes projecting no more than 4.5 feet into the setback	Yes	Yes	Yes
Flagpoles and similar features	Yes	Yes	Yes
Geothermal heat pumps and geothermal heat exchange system equipment up to 4 feet in height above grade	No	No	Yes
Green houses and hoop houses	No	No	Yes
Insulation added to the outside of the exterior wall of an existing building	Yes	Yes	Yes
Plants and cold frames	Yes	Yes	Yes
Rainwater harvesting equipment projecting no more than 4.5 feet into the setback	Yes	Yes	Yes
Recreational equipment (e.g., swing sets, playground equipment, tree houses, etc.)	No	No	Yes
Satellite dish antennas	See Section 45.180		
Signs (see also Chapter 60)	Yes	Yes	Yes
Sills, belt courses, cornices and similar architectural features projecting no more than 2 feet into the setback	Yes	Yes	Yes
Solar energy systems, building-mounted	No	Yes	Yes
Solar energy systems, ground-mounted	No	No	Yes
Swimming pools and tennis courts	No [3]	No	Yes
Vehicle parking/storage, inoperable (see also Section 45.140)	No	No	Yes
Wheelchair lifts and ramps that meet federal, state and local accessibility standards	Yes	Yes	Yes

Table 90-1 Notes

- [1] Special exception approval required; see [§90.090-C1](#).
- [2] Must be setback at least 3 feet from side and rear lot lines.
- [3] May be allowed in the street setback within a rear yard.

**Proposed Zoning Code Changes in response to State Question 792
(Oklahoma Regulations Governing the
Sale of Wine and Beer)**

Table of Contents

Detailed Contents

Chapter 40 | Supplemental Use and Building Regulations.....45-1

Section 40.300 Plasma Centers, Day Labor, ~~Package Liquor~~ Stores, Bail Bonds, Pawn
Shops.....45-9

Chapter 45 | Accessory Uses and Structures.....45-1

Section 45.110 ~~Alcoholic Beverage Intoxicating Beverage and Low point Beer~~ Sales and
Service.....45-9

Chapter 10

10.020-G Table Notes

The following notes refer to the bracketed numbers (e.g., "[1]") in Table 10 2:

[1] Proposed use requires special exception approval if selling or serving ~~intoxicating beverages or low point beer~~ **alcoholic beverages** and located on a lot within 150 feet of any residential zoning district other than R-zoned street right-of-way (see Figure 10 1).

Chapter 15

15.020-G Table Notes

The following notes refer to the bracketed numbers (e.g., "[1]") in Table 15 2:

[2] Use requires special exception approval if alcoholic beverages ~~intoxicating beverages or low point beer~~ are sold or served, and the subject lot is located within 150 feet of any residential zoning district other than R-zoned street right-of-way (see Figure 15 1).

Chapter 25

25.060-B Use Regulations

3. Table Notes

The following notes refer to the bracketed numbers (e.g., "[1]") in Table 25-7.

[1] Requires special exception approval if alcoholic beverages ~~intoxicating beverages or low point beer~~ are sold or served and the subject lot is located within 150 feet of any residential zoning district other than R-zoned street right-of-way.

[4] Package Liquor stores require special exception approval, and vehicular and pedestrian circulation must be reviewed and approved by traffic engineering, including the location of ingress and egress points.

Chapter 35

35.050-K Restaurants and Bars

1. Bar

Uses that cater primarily to adults, 21 years of age and older and that sell and serve **alcoholic beverages intoxicating beverages and/or low point beer** as their principal business. Specific bar use types include bars, taverns, beer bars, brewpubs, nightclubs, pool halls, dance halls, hookah lounges, and similar establishments. See also the definition of accessory use bar in Section 95.040.

35.050-L Retail Sales

1. Convenience Goods

Retail sales uses that sell or otherwise provide (1) sundry goods; (2) products for personal grooming and for the day-to-day maintenance of personal health or (3) food or beverages for off-premise consumption, retail bakeries and similar uses that provide incidental and accessory food and beverage service as part of their primary retail sales business. Typical uses include convenience stores, drug stores, specialty food stores, **Package wine or liquor** stores, gift shops, newsstands, florists and tobacco stores. Does not include small box discount stores or grocery stores.

Chapter 40

Table of Contents

Section 40.300 Plasma Centers, Day Labor, **Package Liquor** Stores, Bail Bonds, Pawn Shops...40-15

Section 40.300 Plasma Centers, Day Labor, **Package Liquor** Stores, Bail Bonds, Pawn Shops
The supplemental use regulations of this section apply to all plasma centers, day labor hiring centers, **package liquor** stores, bail bond offices and pawn shops.

40.300-A Plasma centers, day labor hiring centers, **package liquor** stores, bail bond offices and pawn shops must be separated by a minimum distance of 300 feet, provided that bail bond offices located within the CBD district are not subject to this separation requirement.

Chapter 45

Table of Contents

Section 45.110 ~~Alcoholic Beverage Intoxicating Beverage and Low-point Beer~~ Sales and Service...45-9

Section 45.110 ~~Alcoholic Beverage Intoxicating Beverage and Low-point Beer~~ Sales and Service
The development administrator is authorized to allow accessory sales or service of ~~alcoholic beverages intoxicating beverages or low-point beer~~ if the development administrator determines that all of the following criteria are met

Chapter 95

Alcoholic Beverage

As defined in Title 37-A of Oklahoma Statutes

Accessory Use Bar

A commercial establishment open to the public that sells and serves ~~alcoholic beverages intoxicating beverages or low-point beer~~ for consumption on the premises, but that is incidental and subordinate to and that occupies no more than 25% of the floor area of a principal use restaurant or fraternal organization. In order to be classified as an accessory use bar, the bar must occupy the same principal building and contiguous tenant space as the principal use and not contain a separate exterior public entrance (i.e., it must be served solely by the customer entrance that serves the principal use restaurant, hotel/motel or fraternal organization).

Intoxicating Beverages

All beverages containing more 3.2% alcohol by weight and all mixed beverage coolers, as defined in Section 506 of Title 37, Oklahoma Statutes, regardless of percent of alcohol content.

Low-Point Beer

Includes beverages containing more than 0.5% alcohol by volume, and not more than 3.2% alcohol by weight, including but not limited to beer or cereal malt beverages obtained by the alcoholic fermentation of an infusion of barley or other grain, malt or similar products.

Package Store

As defined in Title 37-A of Oklahoma Statutes.

Proposed Zoning Code Changes related to Social Service Uses

Tables 5.2, 10.2, 15.2, 20-1, 25-1, 25-4, 25-5, 25-7, and 35.040-G Public, Civic, and Institutional Use Category-Governmental Service- To provide extra oversight into the placement of sensitive social service uses that may have negative impacts on surrounding property owners.

Tables 5.2, 10.2, 15.2, 20-1, 25-1, 25-4, 25-5, 25-7

Governmental <u>and Social</u> Services	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
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Chapter 35

35.040-G **Governmental and Social Services**

Local, state or federal government services, social services, and or similar functions that are not otherwise classified. Typical uses include health departments, courthouses, soup kitchens and food pantries. For any such use which has been issued a building permit for such use on or before January 1, 2019 shall be permitted to continue that use.

Proposed Zoning Code Changes related to Urban Agriculture

Tables 5.2 and 40.090-Community Garden – This amendment is to provide an avenue to use residentially zoned property for a farming use while maintaining the regulations of a community garden.

Chapter 5

Table 5-2: R District Use Regulations

Subcategory Specific use	RE	RS-					RD	RT	RM-				RMH	Supplemental Regulations	
		1	2	3	4	5			0	1	2	3			
AGRICULTURAL															
Animal Husbandry		See Title 2, Ch. 2 of the Tulsa Revised Ordinances													
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 40.090
Farm, Market- or Community-supported (1)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.090

Table 5-2 Notes

(1) A Farm, Market or Community supported, may only be allowed in a residential district where the land area of a single parcel is greater than 2 acres.

Chapter 40

Section 40.090 **Community Garden and Farm, Market or Community Supported**

The supplemental use regulations of this section apply to all community garden uses, and to all farms, market or community supported, as may be allowed in a residentially zoned district.

- 40.090-A Unless permitted by the underlying zoning district or approved as a special exception, on-site sale of community garden products is prohibited.
- 40.090-B Lawn and garden equipment of the type customarily used by consumers for household lawn and garden care is the only type of motorized equipment allowed. The use of motorized equipment is restricted to hours beginning at 8:00 a.m. and ending at 8:00 p.m.
- 40.090-C The site must be designed and maintained to prevent any chemical pesticide, fertilizer or other garden waste from draining on to adjacent properties.
- 40.090-D An on-site trash storage container must be provided and located as close as practicable to the rear lot line. Compost bins or piles must also be located as close as practicable to the rear lot line. Trash must be removed from the site at least once a week. Dumpster style trash containers are prohibited.
- 40.090-E Only individuals and organizations authorized by the property owner may participate in the a community garden.
- 40.090-F A sign must be posted on the property identifying the name and phone number of the property owner or the owner's agent name. The sign must be at least 4 and no more than 8 square feet in area and be posted so that it is legible from the public right-of-way.
- 40.090-G The owner of any lot used for a community garden or a lot used for a farm, market or community supported, must give each abutting property owner and occupant written notice of the intent to establish a community garden or a farm, market or community supported, and the applicable use regulations of this zoning code at least 30 days before the start of the community garden operation.
- 40.090-H Measures must be taken to prevent cultivated areas from encroaching onto adjacent properties.
- 40.090-I The property must be maintained free of tall weeds and debris. Dead garden plants must be regularly removed and, in any instance, no later than October 31 of each year.
- 40.090-J Within a residential zoning district, operating hours for community garden or farm, market or community supported, activities are restricted to between 5:00 a.m. and 11:00 p.m. daily.
- 40.090-K Any community garden use regulation of this section may be modified by special exception approval.

Proposed Zoning Code Changes to fix references to Supplemental Regulations

Tables 10-2, 15-2, 15-2.5, 25-1, 25-4, 25-4.5, 25-5, 25-7, 25-7.5: These changes are being proposed in order to provide consistent references to supplement regulations for each use.

Table 10-2: MX District Use Regulations

USE CATEGORY				Supplemental Regulations
Subcategory	MX1	MX2	MX3	
Specific use				

Wireless Communication Facility				Section 40.420
Freestanding tower	S	S	S	Section 40.420
Building or tower-mounted antenna	P	P	P	Section 40.420

Table 15-2: O, C and I District Use Regulations

USE CATEGORY													Supplemental Regulations
Subcategory	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH		
Specific use													

School													Section 40.350
Established on or before Jan. 1, 1998	P	P	P	P	P	P	P	P	P	P	P	P	Section 40.350
Others	S	P	P	P	P	P	P	P	S	S	S		Section 40.350

COMMERCIAL													

Commercial Service													Section 40.080
Building service	-	-	-	-	S	P	P	P	P	P	P		
Business support service	-	-	-	-	P	P	P	P	P	P	P		Section 40.300
Consumer maintenance/repair service	-	-	-	-	P	P	P	P	P	P	P		
Personal improvement service	S	S	S	S	P	P	P	P	P	P	P		
Research service	-	-	-	-	-	S	P	P	P	P	P		

Lodging													

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory												
Specific use												
Bed & breakfast	S	S	S	S	S	S	S	S	S	S	S	Section 40.060
Campgrounds and RV parks	-	-	-	-	S	P	P	P	P	P	P	
Hotel/motel	-	-	S	S	P	P	P	P	S	S	S	Section 40.170

AGRICULTURAL	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Animal Husbandry	-	-	-	-	-	-	-	-	-	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	Section 40.090
Farm, Market- or Community-supported	P	P	P	P	P	P	P	P	P	P	P	
Horticulture Nursery	-	-	-	-	-	-	-	-	P	P	P	Section 40.180

Table 15-2.5: O, C and I District Building Type Regulations for Household Living

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory												
Specific use												
Building Types												
RESIDENTIAL	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Household Living												
Single household												
Detached house	P	S	S	S	S	S	S	S	-	-	-	
Townhouse	P	P	P	P	P	P	P	P	-	-	-	
Patio House	P	S	S	S	S	S	S	S	-	-	-	Section 40.290
Manufactured housing unit	-	-	-	-	-	S	S	-	S	S	S	Section 40.210
Mixed-Use building	P	P	P	P	P	P	P	P	S	-	-	
Vertical mixed-use building	P	P	P	P	P	P	P	P	S	-	-	
Two households on single lot												
Duplex	P	S	S	S	S	S	S	S	-	-	-	
Mixed-Use building	P	P	P	P	P	P	P	P	S	-	-	
Vertical mixed-use building	P	P	P	P	P	P	P	P	S	-	-	
Three or more households on single lot												
Multi-unit House	P	S	S	S	S	S	S	S	-	-	-	Section 40.250
Apartment/condo	S	P	P	P	P	P	P	P	-	-	-	Section 40.030
Mixed-Use building	P	P	P	P	P	P	P	P	S	-	-	
Vertical mixed-use building	P	P	P	P	P	P	P	P	S	-	-	

P= Permitted; S=Special Exception Approval Required; - = Prohibited

Table 25-1: AG District Use Regulations

USE CATEGORY		Supplemental Use Regulations
Subcategory (Section 35.020)	AG	
Specific use		

PUBLIC, CIVIC AND INSTITUTIONAL		
Airport	S	
Cemetery	S	Section 40.150
College	S	Section 40.070
Detention and Correctional Facility	S	Section 40.130
Fraternal Organization	S	Section 40.140
Governmental Service	S	
Hospital	S	Section 40.070
Library or Cultural Exhibit	S	Section 40.200
Natural Resource Preservation	P	
Parks and Recreation	S	
Postal Service	S	
Religious Assembly	S	Section 40.320
School		Section 40.350
Established on or before Jan. 1, 1998	P	Section 40.350
Others	S	Section 40.350
Utilities and Public Service Facility		
Minor	P	
Major	S	
Wireless Communication Facility		Section 40.420
Freestanding tower	S	Section 40.420
Building or tower-mounted antenna	P	Section 40.420

Table 25-5: SR District Use Regulations

USE CATEGORY		Supplemental
Subcategory (Section 35.020)	SR	Regulations
Specific use		
RESIDENTIAL		
Group Living		Section 40.160
Homeless center	S	Section 40.130
Life care retirement center	S	
Re-entry facility	S	
Residential treatment center	S	Section 40.130
Shelter, emergency and protective	S	Section 40.130
Transitional living center	S	Section 40.130
PUBLIC, CIVIC AND INSTITUTIONAL		

School		Section 40.350
Established on or before Jan. 1, 1998	P	Section 40.350
Others	S	Section 40.350
Utilities and Public Service Facility		
Minor	P	
Major	S	
Wireless Communication Facility		Section 40.420
Freestanding tower	P	Section 40.420
Building or tower-mounted antenna	P	Section 40.420
COMMERCIAL		
Assembly and Entertainment		Section 40.040
Indoor gun club	S	
Other indoor	-	
Outdoor gun club	S	
Other outdoor	-	
Broadcast or Recording Studio	P	
Commercial Service		Section 40.080
Research service	P	
Financial Services (except as below)	P	
Personal credit establishment	-	Section 40.300
Funeral or Mortuary Service	P	
Lodging		
Bed & breakfast	S	Section 40.060
Campgrounds and RV parks	-	
Hotel/motel	-	Section 40.170
Marina	S	
Office		Section 40.260
Business or professional office	P	Section 40.260
Medical, dental or health practitioner office	P	Section 40.260
Plasma center	-	Section 40.300

Table 25-7: IMX District Use Regulations

USE CATEGORY		IMX	Supplemental Regulations
Subcategory (Section 35.020)	Specific use		

COMMERCIAL			

Assembly and Entertainment			Section 40.040
Indoor		P[1]	Section 40.040
Broadcast or Recording Studio		P	
Commercial Service			Section 40.080
Building service		S[2]	
Business support service		P	Section 40.300
Consumer maintenance/repair service		P	
Personal improvement service		P	
Research service		P	
Financial Services (except as below)			
Personal credit establishment		S[2]	Section 40.300
Funeral or Mortuary Service		P	
Lodging			
Bed & breakfast		S	Section 40.060
Hotel/motel		S[2]	Section 40.170

Table 25-7.5: IMX District Building Type Regulations for Household Living

USE CATEGORY		IMX	Supplemental Regulations
Subcategory (Section 35.020)	Specific use Building Type		
RESIDENTIAL			
Household Living			
Single household			
Detached house		P	
Townhouse		P	Section 40.390
Two households on single lot			
Duplex		P	
Three or more households on single lot			
Multi-unit house		P	Section 40.250
Apartment/condo		P	Section 40.030

P= Permitted; S=Special Exception Approval Required; - = Prohibited

Proposed Zoning Code Changes to Transparency Measurements

Sec. 90.140-A, B and D- The proposed changes are to better define transparency measurements and standards.

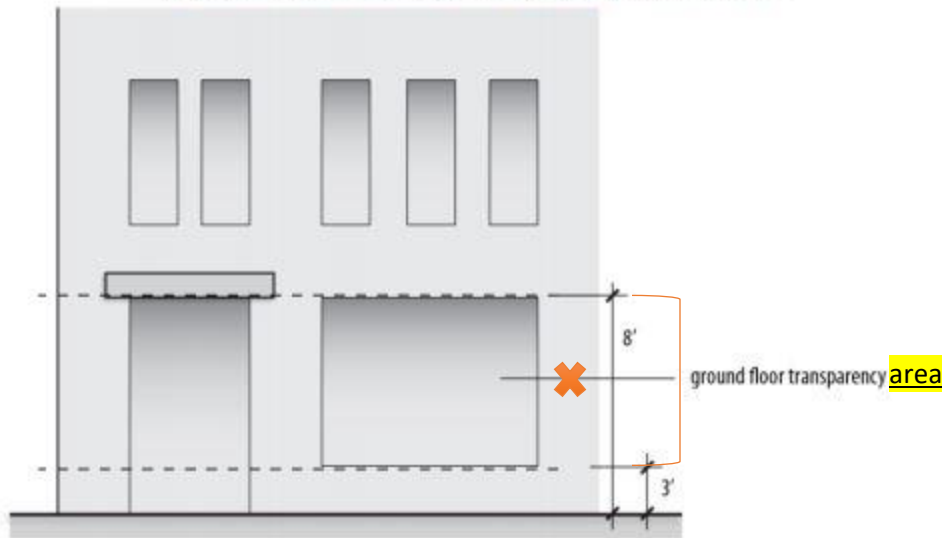
Chapter 90 | Measurements

Section 90.140 Transparency

90.140-A Transparency regulations govern the percentage of a street-facing building façade that must be covered by transparent elements (e.g., transparent windows and doors). Such transparent elements shall be designed and maintained to provide views into and out of the building, and shall not be permanently obstructed by fixed elements, such as signage, shelving, furniture, etc.

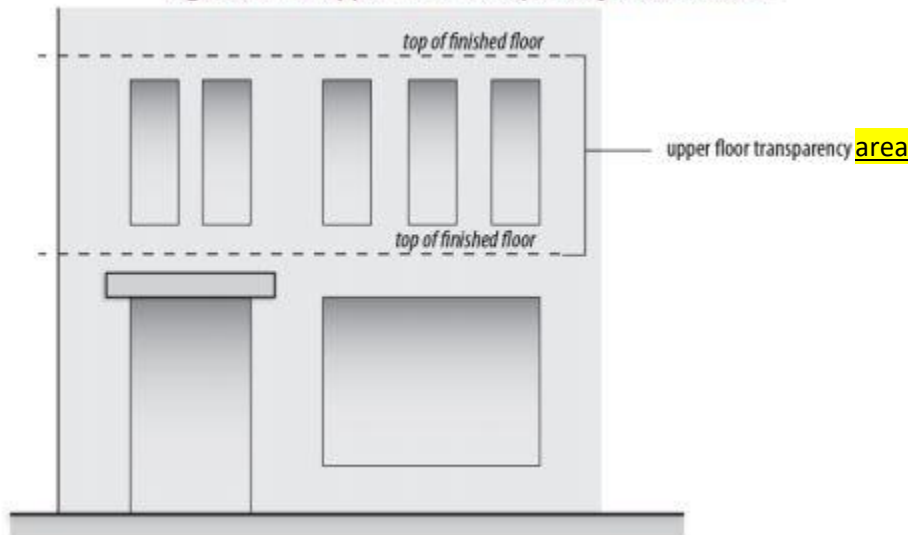
90.140-B Unless otherwise expressly stated, the transparency area of a ground floor facade is measured between 3 and 8 feet above the adjacent curb. Such transparent elements shall not begin higher than 3 feet above the level of the adjoining curb and shall have a minimum width of 2 feet.

Figure 90-17: Ground Floor Transparency Measurement



90.140-C The transparency area of an upper story facade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.

Figure 90-18: Upper Floor Transparency Measurement



90.140-D Glazed elements used to satisfy minimum transparency requirements must be clear and non-reflective and not be painted. or tinted (transparent, low emissivity glass is permitted). Transparent elements may have a window film to improve energy efficiency or filter UV light to protect internal items from sun damage. The total visible light transmission (VLT) of the glazing and film shall be greater than or equal to 40 percent.