



Unified Development Code

City of Edmond, OK

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City of Edmond

Unified Development Code

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Chapter 24.01. General Provisions

24.01.010. Establishment

A. Title

This document is referred to as the Edmond Unified Development Code or its short title, the UDC.

B. Purpose

1. Generally

This UDC classifies and regulates the use of land, buildings, and structures, establishes platting procedures, and provides minimum standards for land development within the limits of the City of Edmond, Oklahoma. The regulations in this UDC are necessary to:

- a. Promote the health, safety, and welfare of the inhabitants;
- b. Implement the policies found in the current version of the comprehensive plan;
- c. Encourage the most appropriate uses of land by dividing the City into zones and regulating therein the use of the land;
- d. Create a comprehensive and stable pattern of land uses upon which to plan for transportation, water supply, sewage, stormwater, parks, public utilities, and other facilities;
- e. Protect and preserve natural resources; and
- f. Provides for efficient and effective processing of zoning and land development applications.

2. This UDC establishes the minimum requirements to promote public safety, health, and general welfare.

3. Consistent interpretation and application of this UDC supports development that advances the goals and vision of the City's comprehensive plan.

C. Authority

This Title is adopted in pursuance of the authority granted by the Legislature of the State of Oklahoma in Title 11, Sections 43-101, et seq. of the Oklahoma Statutes.

D. Jurisdiction

1. Generally

This UDC applies those areas within the City's corporate limits, including regulations pertaining to the use and development of land, such as zoning, subdivisions, platting, floodplains, and infrastructure.

2. Easements, Covenants, and Private Agreements

This UDC does not interfere with, abrogate, or annul any easements, covenants, or other legal agreements between parties.

E. Conflicting Provisions

1. Conflict with State or Federal Regulations

If the provisions of this UDC are inconsistent with state or federal law, the more restrictive provision governs to the extent allowed by law. The more restrictive provision is the one that imposes more stringent controls.

2. Conflict with Other City Regulations

If the provisions of this UDC are inconsistent with one another or conflict with provisions found in other adopted ordinances or regulations of the City, the more restrictive provision governs unless otherwise expressly stated.

3. Fire Prevention, Health, Sanitation, and Safety

Any inconsistency does not reduce the requirements of those regulations pertaining to fire prevention, health, sanitation, or safety of persons or property enacted by the City. If any restriction, prohibition, or provision of this UDC conflicts with those provisions or any laws of the State of Oklahoma, or with regulations of State or Federal regulatory bodies having jurisdiction:

- a. If the provision of this UDC is not preempted, the more restrictive regulation, prohibition, or provision applies, or
- b. If the state or federal law preempts a provision of this UDC, the state or federal law applies.

F. Private Restrictions

This UDC does not abrogate any deed restriction, covenant, easement, or any other private agreement or restriction on the use of land. However, if the provisions of this UDC are more restrictive than any private restriction, the requirements of this UDC controls. Where the provisions of any private restriction are more restrictive or impose higher standards than the provisions of this UDC, the private restrictions control if properly enforced by a person having the legal right to enforce those restrictions. The City does not enforce private restrictions.

G. Severability

In case any portion of this UDC shall be held to be invalid or unconstitutional, the remainder of the Title shall not thereby be invalid, but shall remain in full force and effect.

H. Repeal of Existing Ordinances

Any ordinance inconsistent with the terms and provisions of this UDC is repealed. That repeal, however, is only to the extent of any inconsistency. In all other respects, this UDC is cumulative of other ordinances regulating the same subject matter.

I. Effective Date

This UDC shall become effective and be in full force and effect on with approval by the City Council, as duly attested by the Mayor and City Clerk.

24.01.020. Enforcement

A. Violations

Any of the following violates this UDC and is subject to the remedies and penalties provided for in this Article.

1. Buildings or Structures

To erect, construct, reconstruct, alter, repair, convert, or maintain a building or structure in a manner inconsistent with the requirements of this UDC or a condition of approval.

2. Use of Land

To use any land or premises in a manner inconsistent with the requirements of this UDC or a condition of approval.

3. Establish Use or Structure Without Permit or Approval

To establish or place any use or structure upon land that is subject to this UDC without all of the approvals required by this UDC.

4. Development or Subdivision Without Permit or Approval

To engage in any subdividing, development, construction, remodeling, or other activity of any nature upon land that is subject to this UDC without all of the approvals required by this UDC.

5. Development, Subdivision, or Use Inconsistent with Permit

To engage in any development, use, construction, remodeling, or other activity of any nature in any way inconsistent with the terms and conditions of any permit, approval, certificate, or other form of authorization required to engage in those activities.

6. Development, Subdivision, or Use Inconsistent with Conditions of Approval

To violate, by act or omission, any term, condition, or qualification placed by an approval authority upon any permit or other form of authorization.

7. Development or Subdivision Inconsistent with this UDC

To erect, construct, reconstruct, remodel, alter, maintain, move, or use any building, or structure, or to engage in development or subdivision of any land in violation of any zoning, subdivision, sign, or other regulation of this UDC.

8. Making Lots or Setbacks Nonconforming

To reduce or diminish any lot area so that the lot size, setbacks, or open spaces are smaller than prescribed by this UDC.

9. Increasing Intensity or Density of Use

To increase the intensity or density of use of any land or structure, except in accordance with the procedural requirements and substantive standards of this UDC.

10. Removing or Defacing Required Notice

To remove, deface, obscure, or otherwise interfere with any notice required by this UDC.

11. Miscellaneous

Any other action, or failure to act, that does not comply with a requirement of this UDC or a lawful condition of approval.

B. Responsible Persons

1. Any person who violates this UDC is subject to the remedies and penalties expressed in this Article.
2. If a person causing a violation is a renter, lessor, or contractor, the Director may notify the owner and the renter, lessor, or contractor of the violation. The owner shall ensure that the renter, lessor, and/or contractor are aware of the violation and the owner is ultimately responsible to ensure that the violations are corrected.

C. Enforcement Responsibility

The City Manager holds primary responsibility for enforcing all provisions of this UDC. Other officers of the City, designated by the City Manager, share responsibility for enforcing provisions of this UDC.

D. Enforcement Procedures

1. Generally

The City Manager has the following remedies and enforcement powers; if subsection A above applies, the City may institute any appropriate action or proceedings:

- a. To prevent any unlawful erection, maintenance, or use,

- b. To restrain, correct, or abate the violation,
 - c. To prevent the occupancy of a building, structure, or land, or
 - d. To prevent any illegal act, conduct, business, or use in or about the premises.
- 2. Withhold Permit
 - a. The City may deny or withhold all permits, certificates, or other forms of authorization on any land or structure or improvements after determining there is an uncorrected violation of a UDC provision or of a condition or qualification of a permit, certificate, approval, or other authorization previously granted by the City. This enforcement provision applies regardless of whether the current owner or applicant is responsible for the violation in question.
 - b. The City may deny or withhold all permits, certificates, or other forms of authorization on any land, structure, or improvements owned or being developed by a person who owns, developed, or otherwise caused an uncorrected violation of a UDC provision or of a condition or qualification of a permit, certificate, approval, or other authorization previously granted by the City. This provision applies regardless of whether the property for which the permit or other approval is sought is the property in violation.
 - c. If a subdivision plat is approved, the Director shall not issue a certificate of occupancy until all improvements are accepted by the City in writing and the approved plat is recorded.
- 3. Permits Approved with Conditions

Instead of withholding or denying a permit or other authorization, the City may grant authorization subject to a corrected violation condition.
- 4. Revoke Permits

Any development permit or other form of authorization required in this UDC may be revoked, including revocation of a certificate of occupancy.
- 5. Stop Work

With or without revoking permits, the City may stop work on any building or structure on any land on which there is an uncorrected violation of a UDC provision or of a permit or other form of authorization issued, in accordance with its power to stop work under its building codes.
- 6. Injunctive Relief

The City may seek an injunction or other equitable relief in court to stop any violation of this UDC or of a permit, certificate, or other form of authorization granted.
- 7. Abatement

The City may seek a court order in the nature of mandamus, abatement, injunction, or other action or proceeding to abate or remove a violation or otherwise to restore the premises in question to the condition in which they existed prior to the violation.
- 8. Civil Action

The City may enforce the provisions of this UDC through civil action as per state law.
- 9. Withhold Public Services
 - a. The City may withhold any public services until all rules, regulations, and requirements of the subdivision regulations have been met.
 - b. Unless a plan, plat or replat is approved in the manner and by the authorities provided for in this UDC, it is unlawful within the area covered by the plan, plat, or replat for any officials representing the City to serve or connect that land to any public utility owned, controlled or distributed by the City for the use of the owners or purchasers of the plat or plan.
- 10. Other Remedies

The City may have other remedies provided by law for zoning, subdivision, sign, or related UDC provision violations.

11. Other Powers

In addition to the enforcement powers specified in this Article, the City may exercise any and all enforcement powers granted by law.

12. Continuation

Nothing in this UDC prohibits the continuation of previous enforcement actions undertaken by the City by previous and valid ordinances and laws.

E. Cumulative Remedies

The remedies and enforcement powers established in this Article are cumulative and the City may exercise them in any order or combination at any time.

F. Penalties

1. Any person or corporation who violates any of the UDC provisions or fails to comply with any of the requirements, or who builds or alters any building or use in violation of any detailed statement or plan submitted and approved is guilty of a misdemeanor punishable under this Section. Responsible Party(ies)

The owner or owners of any building or premises or part, where anything in violation of this UDC exists, and any architect, builder, contractor, agent, person, or corporation employed in connection and who may have assisted in the commission of any UDC violation are guilty of a separate offense punishable under this section.

2. Each Day is Separate Offense

A person who violates any provision of this UDC by performing a prohibited act or by failing to perform an act required is guilty of a misdemeanor. Each day on which a violation exists or continues to exist is a separate offense.

3. Culpable Mental State

- a. If the definition of an offense under this UDC does not prescribe a culpable mental state, then a culpable mental state is not required. This offense is punishable by a fine no more than two hundred fifty dollars (\$250). Although not required, if a culpable mental state is alleged in the charge of the offense and the offense governs fire safety, zoning, or public health and sanitation, including dumping of refuse, this offense is punishable by a fine no more than one thousand dollars (\$1,000).
- b. If the definition of an offense under this UDC prescribes a culpable mental state and the offense governs fire safety, zoning, or public health and sanitation, including dumping of refuse, then a culpable mental state is required and the offense is punishable by a fine no more than one thousand dollars (\$1,000).

4. Subdivision Violation

Any person who violates any of the subdivision and platting regulations of this UDC is guilty of a misdemeanor and, upon conviction by the Edmond Municipal Court, shall be fined up to two hundred fifty dollars (\$250). Each day the violation continues is a separate offense. Prosecution or conviction under this provision does not bar any other remedy or relief for violations of this UDC.

24.01.030. Nonconformities**A. Purpose**

The purpose of this section is to regulate land uses, lots, structures, and site features that were legally established at the time of their creation but that have been made nonconforming due to a

change in the City's regulatory environment (i.e., legal nonconforming). The regulations herein are intended to reduce or eliminate these nonconformities over time.

B. Applicability

1. These regulations apply to any land use, lot, structure, and/or site feature that was legally established but has since become nonconforming to the regulations in place. .
2. Any land use, lot, structure, and/or site feature that was established in violation of the regulations at the time is prohibited and shall be considered a violation of this Development Code. The provisions included in this section do not apply to illegal nonconformities.
3. Nothing in the Chapter shall be construed to permit municipalities to terminate nonconforming uses consisting of oil or gas activity.
4. Towers or antennas in existence on the effective date of this UDC that do not comply with the regulations of this UDC:
 - a. May continue for the purpose now used and as now existing; and
 - b. May not be replaced or structurally altered without complying in all respects with this Title; however, additional antenna may be added to an existing tower.
5. Regulations and restrictions affecting the termination of nonconforming situations may be adopted or amended by the City only after notice and hearing as provided in Title 11, Section 43-104 and 43-105 of the Oklahoma Statutes.

C. Continuation Permitted

Any nonconforming use, building, structure, or other nonconforming situations that existed lawfully on the date of adoption of this Title or that becomes nonconforming upon the adoption of any amendment to this Title may be continued in accordance with the provisions of this article.

D. Determination of Nonconforming Status

The burden of proving that a nonconformity legally exists is the responsibility of the subject owner. The Planning Director shall determine whether reliable evidence of legal nonconforming status has been provided by the subject owner. Resources for such evidence include but are not limited to recorded plats, aerial photography, or utility billing records.

E. Nonconforming Uses

1. Definition

A nonconforming use is a use of land, buildings, or other structures, or any combination thereof, that is nonconforming to this permitted or specific uses listed by district in Chapter 4 of this Title.
2. Continuance Permitted

A nonconforming use may continue, subject to the requirements of this article.
3. Nonconforming Uses of Land to be Discontinued

A nonconforming use of land not containing buildings that does not conform to the provisions of this Title shall be discontinued within two years from the effective date of this UDC.
4. Expansion Prohibited

A nonconforming use shall not be enlarged or expanded.
5. Change of Use

A nonconforming use may be changed to a use of the same or a more restricted use classification; however, it thereafter shall not be changed to a use of a less restricted district

classification. A use classification is considered more restrictive if it reduces the intensity of the use, is more compatible with adjacent land uses, or decreases negative impacts.

F. Nonconforming Structures

1. Definition

A nonconforming structure is any building or structure that does not fully conform with the dimensional or design standards imposed by Chapter 5 or subsection 22.6.1(H).

2. Expansion Prohibited

- a. Expansion of a nonconforming structure shall be permitted provided that such expansion does not increase the extent of the nonconformity.
- b. If a structure is expanded to increase its size by more than 20 percent, or if additions to a structure are made in stages and the total additions to the building within a five-year period increase its original size by more than 20 percent, then the provisions and requirements of this UDC shall apply to the entire structure.

3. Moving Prohibited

A nonconforming structure shall not be moved, in whole or in part, to any other location on the same or any other parcel unless the entire structure shall thereafter conform to the regulations of the district in which it is located after being moved.

4. Maintenance, Repairs, and Remodeling

- a. Maintenance and repairs of a nonconforming structure are expressly permitted.
- b. Remodeling of the structure within the existing building footprint is permitted without a variance, provided that the remodeling does not increase the degree of nonconformity and that applicable building and safety codes are met.

G. Nonconforming Lots

1. Definition

- a. A nonconforming lot is a lot designated on an approved and recorded subdivision plat or that constitutes a whole parcel reflected by a valid and recorded deed not recorded in violation of the Subdivision provisions herein, that fails to conform to the minimum lot area, minimum width, or other applicable dimensional requirement as specified in **24.02.020. Zoning Districts**.
- b. A nonconforming lot with frontage only on an undeveloped public right-of-way shall not be considered a nonconforming lot for purposes of this UDC.

2. Development Permitted

Legally nonconforming lots may be developed. The Board of Adjustment may grant a Zoning Variance to modify dimensional and other development standards as needed to reasonably accommodate development.

3. Merger

Where two or more lots that are nonconforming as to area are under common ownership on the effective date of this Title, such lots shall be deemed merged for purposes of this Title to the extent necessary to create one or more lots that conform to the area requirements of the applicable district.

4. Replatting

Nonconforming lots that have access only to a paper, unimproved public right-of-way shall not be protected by this article. Owners of such lots shall replat such lots in conformity with the subdivision regulations and the applicable zoning regulations of this Title before seeking a building permit or otherwise seeking to use one or more of such lots.

5. Choice of Uses

Where a nonconforming lot is conforming for some uses in the applicable district but not for others, such lot shall be used for one of the uses for which it conforms to the requirements of the applicable district.

H. Continuance of Nonconforming Situations

Continuance of other nonconforming situations will be allowed but not encouraged. To the maximum extent practicable within the boundaries of the property controlled by the same owner, other nonconforming situations shall be brought into conformance with the requirements of this Title on the earlier of any date established for such conformance by any requirement of this Title or upon the application of the owner for any building permit, subdivision approval or other permit or approval required from the City for the continued or additional use or further development of the property on which the nonconforming situation is located.

I. Termination of Nonconforming Situations**1. Termination by Abandonment**

Discontinuance of a nonconforming use for a period of more than one year shall be deemed to be abandonment of such use, regardless of intent. Such use shall not then be reestablished, and any subsequent use shall conform to the requirements of the district in which it is located.

2. Termination by Damage or Destruction

- a. In the event that any nonconforming structure or use is destroyed by any means to the extent of 50 percent of the cost of replacement of such structure or use, said structure or use shall not be rebuilt, restored, reestablished or reoccupied except in conformance with the applicable requirements of this Title, including those of the district in which it is located.
- b. The Board of Adjustment may permit the reconstruction of a nonconforming building that has been destroyed or partially destroyed by fire or act of nature.

J. Limitations on Permits

In acting on any application for a building permit, sign permit, or other City-issued permit related to the use or development of land, Building Services Director shall require or ensure that:

1. Any nonconforming use be limited to the existing area of the structure or changed to a conforming use;
2. The extent of nonconformity of a nonconforming structure not be increased; and
3. Any other nonconforming situation, including off-street parking, off-street loading, landscaping, and/or other site improvements, be brought into full conformance with the requirements of this Title to the maximum extent practicable within the property owned or controlled by the owner of the property on which the nonconforming situation exists.

24.01.040. Approval Authorities**A. Generally**

This Section introduces and establishes approval authorities and decision-making bodies, describes their composition, and summarizes their authority.

B. City Council

The City Council is established under the provisions of Article 2 of the City Charter. All actions of the City Council governed by this Title shall conform to the requirements of this Title and all applicable Titles of the Code of Ordinances.

C. Planning Commission

The Planning Commission is established under the provisions of Title 2 of the Code of Ordinances. All actions of the Planning Commission governed by this Title shall conform to the requirements of this Title and all other applicable Titles of the Code of Ordinances.

D. Board of Adjustment

1. Establishment.

There is hereby created within and for the City of Edmond a Board of Adjustment within the powers and duties as set forth in this chapter.

2. Membership.

- a. The Board of Adjustment shall consist of five residents of the City of Edmond, four of whom shall be appointed by the Mayor and approved by the City Council, and a fifth member to be the Chair of the Planning Commission. All members of the Board shall serve without compensation.
- b. The term of each member shall be three years or until a successor takes office. The terms of the members shall be overlapped. Members may be removed by the City Council for cause upon the filing of written charges and after a public hearing before the City Council. Vacancies shall be filled for the un-expired term of any member whose term becomes vacant. Appointments to fill vacancies shall be for the unexpired term only of such member whose office becomes vacant.
- c. The Board shall elect a Chair from its membership to serve a term of two years.

3. Conduct of Meetings.

- a. The Board shall adopt rules in accordance with the provisions of this Title. Meetings of the Board shall be held at the call of the chairman and at such other times as the Board may determine. Such Chair, or in his or her absence, the acting Chair, may administer oaths and compel the attendance of witnesses.
- b. All meetings, deliberations and voting of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be public record.
- c. The concurring vote of three members of the Board shall be necessary to reverse any order, requirement, decision or determination of any administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this title, or to effect any variation in this title.

E. Central Edmond Urban District Board

The Central Edmond Urban District Board (CEUDB) is hereby established according to the following provisions:

1. Jurisdiction.

The jurisdiction of the Central Edmond Urban District Board is limited to the area bounded by Danforth Road on the north, 9th Street on the south, the Burlington Northern and Santa Fe

Railroad on the west from Danforth south to the north line of the Downtown Regional Detention Facility, then west to Fretz Street, then south to 5th Street, then east to the west right-of-way line of the Burlington Northern and Santa Fe Railroad, then south to 9th Street, then east to Boulevard to East 2nd Street, then east on 2nd Street to University Drive to Thatcher Street, then west to Boulevard, then north on Boulevard to Danforth Road.

2. Membership.

a. Composition.

(i) The CEUDB shall consist of nine voting members and three non-voting members:

- (a) Five members nominated and appointed by the Mayor and Council;
- (b) A Planning Commission member recommended by the Chair of the Planning Commission;
- (c) A member recommended by the Downtown Edmond Business Association;
- (d) A member recommended by the Chamber of Commerce; and
- (e) A member recommended by the University of Central Oklahoma.

(ii) All members are to receive the approval of the Mayor and Council as a whole. The Project Coordinator, Planning Director or their designee, and the Director of the Edmond Economic Development Authority, or their designee, shall serve as ex-officio, non-voting members to advise and counsel the CEUDB.

b. Terms of Office and Filling of Vacancies.

The terms of office of the five members nominated and appointed by the Mayor and Council shall be for three years with a maximum of three terms. The members appointed by the Planning Commission Chairman, the Downtown Edmond Business Association, the Chamber of Commerce and the University of Central Oklahoma shall serve a one-year term. Each shall continue as a member until such time as their successor has been appointed in the manner provided herein. Members may serve successive terms. Vacancies shall be filled in the manner of regular appointments but shall be for the unexpired portion of the term of office remaining. All terms expire in the month of June.

c. Compensation and Quorum.

Central Edmond Urban District Board members shall serve without compensation and shall be disqualified from voting upon any matter in which they may have a pecuniary or proprietary interest. Five members of the CEUDB shall constitute a quorum.

d. Removal of Members.

Three consecutive absences of any member from regular meetings of the CEUDB shall at the discretion of the City Council render such member liable for immediate removal from office.

e. Conduct of Meetings.

Meetings of the CEUDB shall be open to the public. The CEUDB shall establish rules and regulations for its own procedures and shall elect a Chair from its own members to serve for a one-year term. The chair may be reelected. Minutes of the meeting shall be kept and shall reflect the vote of each member as well as all official actions.

f. Powers and Duties.

The CEUDB shall serve in an advisory capacity to the City Council and it shall:

- (i) Make recommendations to be included in the staff report on Zoning Map or Edmond Plan amendments that would affect areas of the CEUDB's jurisdiction;
- (ii) Review and make recommendations on site plans in the Central Edmond Urban District (CEUD); and

- (iii) Recommend and assist in the planning of capital improvements within the CEUD.

F. Site Plan Review Team

1. Designation.

There is hereby created a Site Plan Review Team (SPRT) to provide a regular forum for sharing information among the City's departments, and between applicants and City staff. The purpose of the SPRT shall be to ensure that City Codes and standards are met and that the criteria of this Ordinance are specifically addressed in the site plan review process to the degree possible.

2. Membership.

The SPRT includes a representative from the Engineering Department, Building Department, Fire Department, Planning and Zoning Department, Electric Department, Sanitation Department, Water Resources Department and the Forester. It may be necessary to include other utility operators when easements or facilities impact a site plan.

3. Leadership.

Leadership of the SPRT shall consist of the City Engineer, Building Director and Planning Director. These officials are responsible for determining when the review of the application by the SPRT is complete and correct meaning that the applicant has addressed, by his or her responses, the criteria and standards set out in this Ordinance.

4. Powers and Duties.

The SPRT shall be responsible for reviewing and providing a report with finding and recommendation on all site plans.

G. Planning Department

The Planning Department serves as an administrative and staff decision-making body responsible to the Mayor, City Manager, City Council, Planning Commission, and Board of Adjustment. The Director of the Planning Department has the authority to process proposals to change the text and map of this title and for processing zoning and specific use permit applications, site plan applications, and other applications as specified in this Title.

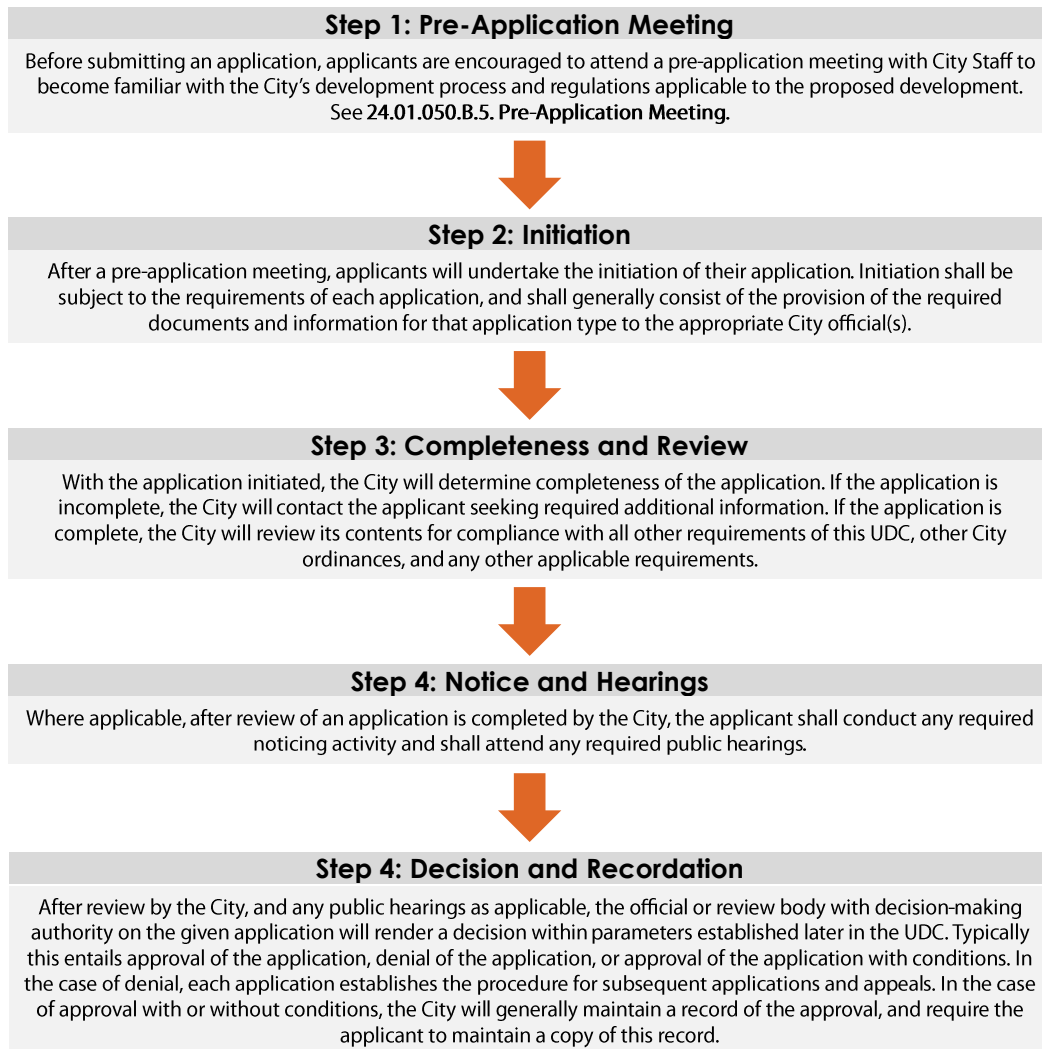
H. Director

1. Designation. The Planning Director or a designated representative shall be responsible for administering the certain provisions of this Title as may be required below.
2. Review Authority. The Planning Director shall be responsible for reviewing and making recommendations regarding the following:
 - a. Zoning Map Amendments (Rezoning);
 - b. Specific Use Permits;
 - c. Planned Unit Developments; and
 - d. Site Plans.

24.01.050. Universal Procedures

A. Development Process Overview

The flowchart below serves to illustrate the typical development process, and does not reflect the precise actions necessary to process all development applications – certain applications may require more or fewer steps than those listed below; specific procedures for different applications are established in later parts of the UDC.



B. Application Processing

1. Conformity with Zoning Ordinance

The City shall not issue a permit, license, or certificate for any use, building, or purpose that conflicts with any provision of this UDC.

2. Application Forms and Fees

The following regulations shall apply to all applications required within this UDC.

a. Forms

All applications shall be submitted on forms and in such numbers as required by the City.

b. Fees

Filing fees shall be established by the latest Fee Schedule adopted by the City Council to defray the cost of processing the application. All required fees shall be made payable to "The City of Edmond."

3. Application Submittal

All applications shall be completed and submitted to the City. An application shall not be considered as officially submitted, accepted or filed until it has been determined to be complete as specified in 4 below.

- a. For projects requiring landscaping:
 - (i) Landscape plans shall be prepared by a licensed Landscape Architect or other design professional as pre-approved by the Urban Forestry Commission.
 - (ii) Landscape plans must include all elements outlined in the *Edmond Tree and Landscape Guide*.
 - (iii) Residential and commercial developments on all new or existing sites necessitating the removal of trees must also pursue a *Tree Removal Permit*, as outlined in **Chapter 8 of the City of Edmond Code**.
4. Initiation, Submission, and Determination of Completeness
 - a. Unless specifically stated otherwise, all development review procedures shall be initiated upon application of a property owner or designated agent.
 - b. All development review applications shall be filed with the office of the Planning Director.
 - c. For Zoning Map Amendments (Rezoning) applications, a determination must be made that the application conforms to the comprehensive plan. If the application does not conform to the comprehensive plan, a plan amendment request shall be filed in the case of rezoning.
 - d. An application shall be considered complete if it is submitted in the required form, includes all mandatory information, including all exhibits, and is accompanied by the applicable fee. A determination of application completeness shall be made by the Planning Director within five days of application filing.
 - e. Determination that an application is complete does not preclude any negative final action and does not include any implied determination that the application successfully meets any review criteria or standards found in this UDC.
 - f. If an application is determined to be incomplete, the applicant shall be provided with written notice along with an explanation of the application's deficiencies. No further processing of the application shall occur until the deficiencies are corrected.
5. Pre-Application Meeting
 - a. Purpose
 - (i) The pre-application meeting allows for the exchange of non-binding information between the applicant and City Staff to ensure that the applicant is informed of pertinent City development regulations and processes.
 - (ii) The pre-application meeting provides an opportunity for the applicant and City Staff to discuss major development considerations such as utilities, roadways/traffic, drainage concerns, Comprehensive Plan conformance, specific neighborhood characteristics, and historical information.
 - (iii) This exchange of information is intended to promote an efficient and orderly review process.
 - b. Meeting
 - (i) Pre-application meetings are encouraged for all Plat, Site Plan, Planned Unit Development (PUD), or Specific Use Permit (SUP) applications.
 - (a) The Director may grant an exemption to this requirement based on the simplicity of the application or the applicant's demonstrated experience and familiarity with the City's requirements and procedures.
 - (ii) The Planning Department staff will determine the appropriate City staff to attend the meeting.
 - (iii) If multiple applications are submitted, the respective department representatives may allow one consolidated meeting.

- (iv) The applicant may represent themselves or be represented by their land planner, surveyor, engineer, or other designated agent.
- c. Sketch Plan
 - (i) Sketch Plans are encouraged for all applicants attending a pre-application meeting and are required for applicants submitting for a Site Plan, PUD, or SUP application.
 - (ii) A Sketch Plan is a preliminary drawing or diagram of a proposed development project that allows City Staff to form an initial understanding of the project's layout, site usage, and potential issues before an application is submitted. Sketch Plans typically indicate site boundaries, proposed areas of development, planned circulation routes, proposed utility locations (including water, wastewater, stormwater, and electric), opportunities for potential tree preservation, and other key features or amenities.

C. Limitation on Resubmittal of Application

1. In the event that an application submitted under this UDC is denied or disapproved, an application for the same request shall not be resubmitted for six months from the advertised public hearing date.
2. Exceptions:
 - a. Site Plan applications; and
 - b. Subdivision applications.
3. The applicant may request the approving authority waive this requirement upon finding there are changed conditions or significant new information that may support a new application.

D. Plan or Permit Validity and Expiration

1. Unless otherwise specified in this Title, approval of any site plan or specific use permit shall expire and become null and void 18 months from the date of such approval, including all time required for legal proceedings, provided that a building permit has not been issued.
2. A specific use permit shall expire regardless of the issuance of a building permit under the following conditions:
 - a. If the use is not established within 18 months;
 - b. If the use once established has been discontinued or abandoned for a period of 12 months; or
 - c. If the Planning Director finds that any proposed construction or occupancy shall not, in his or her opinion, substantially comply with the specific use permit.
3. The Planning Commission may extend the expiration date after the following provisions have been met. Required public notice shall be in accordance with the type required (i.e. published, posted or mailed) for the procedure for which the extension is sought.
 - a. The applicant shall file a letter of formal request for an extension to the Planning Director. The letter shall include any PUD or specific use permit designations applicable to the subject property.
 - b. The SPRT shall provide a report with recommendations.
 - c. Following notice in accordance with 24.01.050.G the Planning Commission shall hold a public hearing. The Commission shall act to recommend, recommend with conditions, or deny the request.
4. Reinstatement of a lapsed approval shall require the same submittal and approval as an original application.

E. UDC Text Amendment

1. Applicability.

This Section applies to any action of the City Council to amend or change the regulations of this UDC. This includes the regulations, restrictions, and boundaries or classification of property contained within this UDC.

2. Initiation

A text amendment may be initiated by:

- a. City Council;
- b. Planning Commission;
- c. City staff; or
- d. Application of any resident, property owner, or business owner within the City.

3. Completeness

See 24.01.050.B.4.

4. Notice and Hearing(s)

- a. Noticing shall comply with 24.01.050.G. and state law, as applicable.
- b. Two (2) public hearings are required and shall comply with 24.01.050.H.

5. Decision

a. Planning Commission Hearing and Recommendation

The Planning Commission shall conduct a public hearing on the text amendment. The Planning Commission shall submit its recommendation to the City Council:

- (i) To approve the text amendment,
- (ii) To deny the text amendment, or
- (iii) To approve the text amendment with modifications.

b. City Council Hearing and Decision

The City Council shall consider the text amendment at a public hearing after a recommendation has been provided by the Planning Commission. After the hearing is closed, the City Council shall by ordinance:

- (i) Adopt the text amendment,
- (ii) Deny the text amendment,
- (iii) Approve the text amendment with revisions, or
- (iv) Remand the text amendment to the Planning Commission.

6. Standards

A text amendment is a legislative decision subject to the City Council's discretion. The City Council may approve the text amendment if it:

- a. Is consistent with the comprehensive plan, and
- b. Promotes public health, safety, and general welfare.

7. Subsequent Applications

Not applicable.

8. Appeals

See 24.01.050.I.

9. Scope of Approval

The approval of a text amendment does not authorize the development of land. A text amendment allows property owners to apply for permits or actions consistent with its standards and requirements.

10. Recordkeeping

The UDC's text amendment shall be codified and published as part of the Code of Ordinances by the City Clerk.

F. Comprehensive Plan Amendment

1. Applicability.

This Section applies to any action of the City Council to amend or change the contents of the Comprehensive Plan. This includes the textual content, charts, graphs, and other figures, and any recommendations and action items found within.

2. Initiation

A text amendment may be initiated by:

- a. City Council;
- b. Planning Commission; or
- c. City staff.

3. Completeness

See 24.01.050.B.4.

4. Notice and Hearing(s)

- a. Noticing shall comply with 24.01.050.G. and state law, as applicable.
- b. Two (2) public hearings are required and shall comply with 24.01.050.H.

5. Standards

- a. Amendments to the Comprehensive Plan shall support the health, safety, and welfare of the public

6. Subsequent Applications

Not applicable.

7. Appeals

Not applicable.

8. Decision

a. Planning Commission Hearing and Recommendation

The Planning Commission shall conduct a public hearing on the amendment. The Planning Commission shall submit its recommendation to the City Council:

- (i) To approve the amendment,
- (ii) To deny the amendment, or
- (iii) To approve the amendment with modifications.

b. City Council Hearing and Decision

The City Council shall consider the amendment at a public hearing after a recommendation has been provided by the Planning Commission. After the hearing is closed, the City Council shall by ordinance:

- (i) Adopt the amendment,
- (ii) Deny the amendment,
- (iii) Approve the amendment with revisions, or
- (iv) Remand the amendment to the Planning Commission.

G. Public Notice

1. Public Notice Required

- a. Public notice is required as shown in **Figure 01.05.1. Summary of Required Public Notice.**
- b. In addition to the required filing fee, the applicant shall pay for costs incurred for all public notices.

Figure 01.05.1. Summary of Required Public Notice

Section	Procedure	Published	Sign	Mail
24.02.050.C	Zoning Map Amendments (Rezoning)	✓	✓	✓
24.02.050.D	Specific Use Permits (SUPs)	✓	✓	✓
24.02.050.F	Planned Unit Developments (PUDs)	✓	✓	✓
24.02.050.G	Zoning Variances	✓		✓
24.02.050.H	Zoning Special Exceptions	✓		✓
24.03.030.B	Preliminary Plat			
24.03.030.C	Final Plat			
24.03.030.E	Vacation of Plats and Replats*	✓		✓
24.03.030.D	Lot Splits and Lot Line Adjustments			
24.03.030.F	Subdivision Waiver			

✓ = Notice Required

* = If the vacation involves a public way or land used for municipal purposes

2. Published Notice

The City Clerk shall publish notice of a public hearing in an official publication of the City. The notice shall be published no less than 20 days in advance of the public hearing (or 30 days, in the case of a public way vacation in accordance with 11 O.S. § 42-103).

3. Sign Notice

- a. For review procedures requiring sign notice, the applicant shall post a sign on the subject property no less than 20 days in advance of the first scheduled public hearing. The sign shall be a minimum of six feet in height and with City approval, may be posted on public right-of-way when that is the only practical location for the sign. The sign shall be a minimum of 32 square feet and shall have a white background with black letters at least four inches in height providing the following information:
 - (i) Date, time and place of the public hearing;
 - (ii) Who will conduct the public hearing;
 - (iii) The current zoning of the property;
 - (iv) The desired zoning classification (if a Zoning Map amendment); and
 - (v) The proposed use of the property (if a Zoning Map amendment to a PUD and/or inclusive of a Special Use Permit).

- b. Corner lots or properties that include over 300 feet of frontage on a single public right-of-way shall require two signs meeting the specifications above. The sign shall be updated by the applicant if there is a continuance or delay in the public hearing dates.
 - c. If the applicant is the City, and the application involves multiple contiguous properties, a separate sign shall not be required on each property. In such case, the number of signs, location and duration of posting shall be specifically authorized by the City Council.
 - d. The sign(s) shall be removed no less than 30 days following the final public hearing, where a final determination has been made.
4. Mailed Notice
- a. Upon confirmation of the posting of public notice signs as described in **3** above, the Secretary of the Planning Commission or Board of Adjustment shall mail notice to all owners of property within a 300-foot radius of the exterior boundary of the subject property at least 20 days before the first scheduled public hearing. The notice shall contain:
 - (i) Information listed in **3.a** above; and
 - (ii) The legal description of the property and street address, or approximate location in the City.
 - b. Applicants shall be required to provide a certified list of property owners within a 300-foot radius of the exterior boundary subject property, to include at least 10 names. In the event that less than 10 property owners are within the prescribed 300-foot radius, the radius shall be extended in 100-foot increments until the required number of property owners is included on the ownership list. However, when it is necessary to extend the 300-foot radius, all owners within the extension shall be included in the official ownership list, even when that amount exceeds 10 owners.
 - c. The list shall be certified by an abstractor, attorney, Oklahoma County Assessor, or title company. The date of the certified list shall be no more than 90 days prior to the first scheduled public hearing.
5. Constructive Notice
- Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements prescribed by the City. This provision does not apply to public notice required by State statutes.

H. Public Hearing

Figure 01.05.2. Summary of Required Public Hearings identifies the types of applications requiring a public hearing and the review body responsible for conducting the hearing.

Figure 01.05.2. Summary of Required Public Hearings

	Procedure	Board of Adjustment	CEUDB	Planning Commission	City Council
24.02.050.C	Zoning Map Amendments (Rezoning)			✓	✓
24.02.050.D	Specific Use Permits (SUPs)			✓	✓
24.02.050.F	Planned Unit Developments (PUDs)			✓	✓
24.02.050.G	Zoning Variances	✓			
24.02.050.H	Zoning Special Exceptions	✓			
24.03.030.B	Preliminary Plat				
24.03.030.C	Final Plat				
24.03.030.E	Vacation of Plats and Replats**				

	Procedure	Board of Adjustment	CEUDB	Planning Commission	City Council
24.03.030.D	Lot Splits and Lot Line Adjustments				
24.03.030.F	Subdivision Waiver				

✓ = Hearing Required

* = If decision appealed from Planning Commission

** = If the vacation involves a public way or land used for municipal purposes, District Court will act on the application

I. Appeals

1. Any party aggrieved by a decision of an administrative official regarding the provisions of this Title shall appeal to the Board of Adjustment in accordance with Section 22.3.7.
2. Any party aggrieved by a decision of the Planning Commission regarding site plan approval shall follow the appeal procedure specified in paragraph 22.3.5(B)(3).
3. Any party aggrieved by a decision of the City Council or Board of Adjustment may appeal to the District Court by filing a notice of appeal with the City Clerk within 10 days of the decision.

Chapter 24.02. Zoning Regulations

24.02.010. Zoning General Provisions

A. Context Areas and Zoning Districts Established

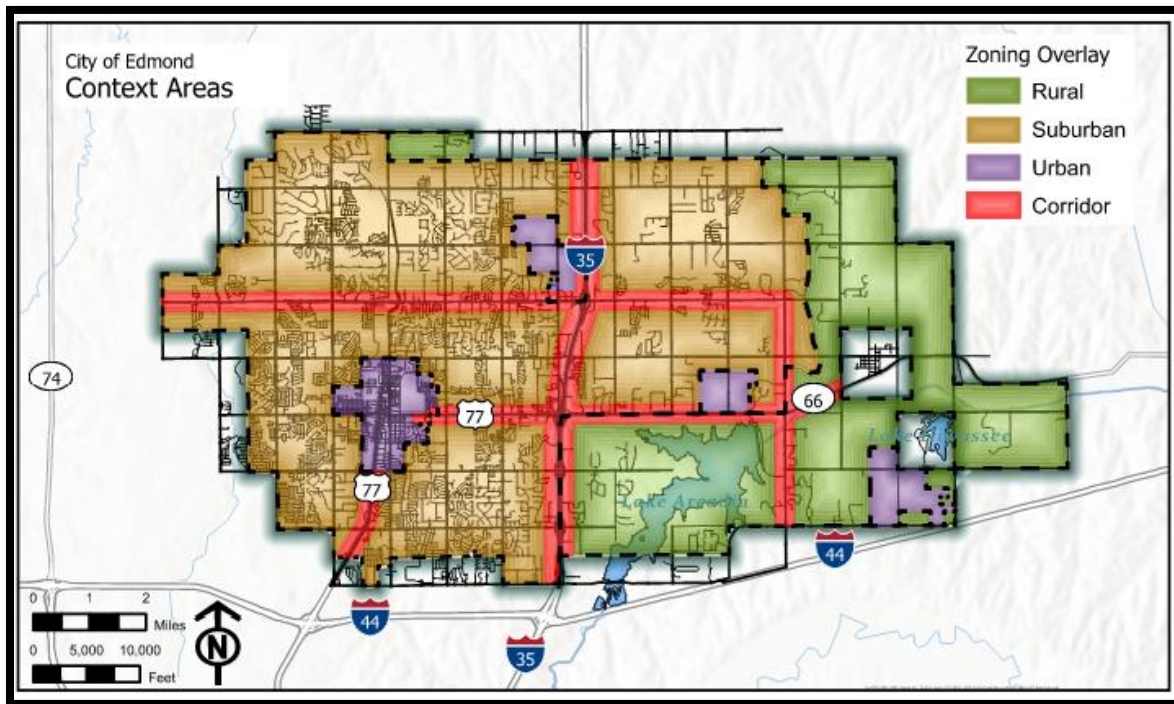
1. Generally

The City is hereby geographically divided into the following context areas and zoning districts. Each context area provides zoning districts that include permitted uses and dimensional standards.

2. Context Areas

All context areas are identified in Figure 02.01.1¹.

Figure 02.01.1: Context Areas



a. Rural Context

Rural Context means those areas:

- (i) Without access to the public wastewater system; and
- (ii) Without an existing or planned local street network, or where access is primarily provided by private driveways; and
- (iii) Without convenient or nearby access to public open spaces and parks; and
- (iv) Where large lots (typically larger than 40 acres) are undeveloped, used for agriculture, preserved for forested areas, or support single-family residences in a rural setting or pattern.

¹ See working context area map. See Key: green = rural | yellow = suburban | purple = urban | red = corridor

b. Suburban Context

Suburban Context means those areas:

- (i) Where infrastructure and utilities are planned to or currently exist and can support moderate development intensities; and
- (ii) Built out with existing development and suitable for infill and redevelopment; and
- (iii) Where a variety of home types such as single-family homes, townhomes, garage apartments, du-, tri-, or quad-plexes and supportive commercial and civic activities can be located close to open spaces, public parks, and amenities.

c. Urban Context

Urban Context means those areas:

- (i) Where existing or improved infrastructure and utilities can support high development intensities; and
- (ii) Where development is walkable and human-scaled; and
- (iii) Where buildings, streets, sidewalks, and public spaces form complete neighborhoods; and
- (iv) Platted or built using a pattern that easily accommodates active mobility modes for people of all ages and abilities, including some locations that can support redevelopment.

d. Corridor Overlays

Corridor Overlays means those areas located adjacent to significant roadways, especially those serving as gateways to the City.

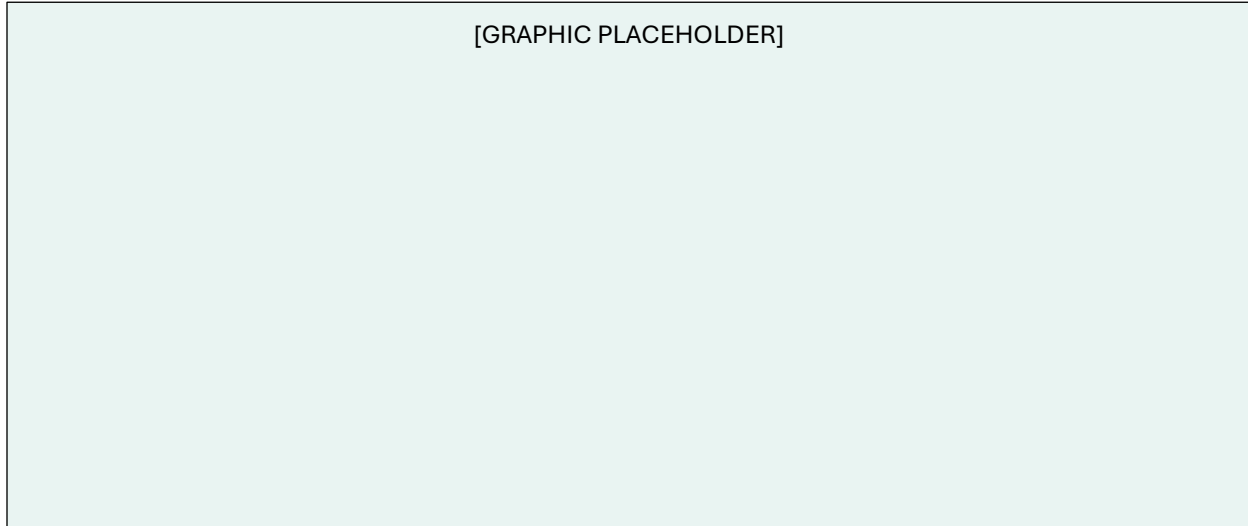
B. Zoning Map

The context areas, zoning districts, and their boundaries are adopted and established as shown on the Zoning Map of the City of Edmond, Oklahoma. The Zoning Map includes all notations, references, data, district boundaries, and other associated information, and is adopted as part of this UDC. The Zoning Map, properly attested, is on file in the office of the City Clerk and displayed on a publicly available website. The Zoning Map may be amended as provided in Chapter 24.07.

24.02.020. Zoning Districts

A. Residential Districts

1. Rural – Agricultural Preservation (R-AG) District



Description and Purpose		
The Rural – Agricultural Preservation (R-AG) District accommodates the continued use of agricultural lands and the preservation of forested areas, wildlife, and open space.		
Lot Requirements		
A	Lot Area (min.)	40 acres
B	Lot Width (min.)	500 feet
C	Impervious Surface Coverage (max.)	10%
Setback Requirements		
D	Front Yard (min.)	50 feet
E	Rear Yard (min.)	30 feet
F	Side Yard (min.)	25 feet
G	Corner Side Yard (min.)	25 feet
Building Requirements		
H	Building Height (max.)	N/A
Special Requirements		
1. In accordance with Oklahoma Department of Environmental Quality requirements and 24.05.030. Subdivision Design Standards and Required Improvements, water wells and septic systems may be used within this district.		
Additional Applicable Requirements within the UDC		
24.02.040.B. Use Table	24.04.010.H. Outdoor Lighting	
24.02.040.C. Use-Specific Regulations	24.04.010.I. Refuse Management	
24.04.010.B. Dimensional Regulations	24.04.010.J. Infill Development	
24.04.010.C. Parking	24.04.010.K. Accessory Buildings	
24.04.010.D. Loading and Vehicle Stacking	24.04.010.L. Performance Standards	
24.04.010.E. Form Standards	24.04.030. Landscape	
24.04.010.F. Screening		
24.04.010.G. Fencing		

2. Rural – Neighborhood (R-NH) District

[GRAPHIC PLACEHOLDER]

Description and Purpose		
The Rural – Neighborhood (R-NH) District accommodates areas where very low density, large lot residential development is the predominant development pattern complemented by low-intensity nonresidential uses that support and enhance rural living. Nonresidential development in this district is most appropriately located at the peripheries of residential developments along arterials, collectors, and at intersections.		
Lot Requirements		
A	Lot Area (min.)	5 acres
B	Lot Width (min.)	100 feet
C	Impervious Surface Coverage (max.)	20%
Setback Requirements		
D	Front Yard (min.)	40 feet
E	Rear Yard (min.)	20 feet
F	Side Yard (min.)	15 feet
G	Corner Side Yard (min.)	15 feet
Building Requirements		
H	Building Height (max.)	35 feet
I	Building Footprint (max.)	15,000 square feet
Special Requirements		
Conservation subdivision development may be approved as provided in Chapter 24.05. In accordance with Oklahoma Department of Environmental Quality requirements and 24.05.030. Subdivision Design Standards and Required Improvements, water wells and septic systems may be used within this district.		
Additional Applicable Requirements within the UDC		
24.02.040.B. Use Table	24.04.010.H. Outdoor Lighting	
24.02.040.C. Use-Specific Regulations	24.04.010.I. Refuse Management	
24.04.010.B. Dimensional Regulations	24.04.010.J. Infill Development	
24.04.010.C. Parking	24.04.010.K. Accessory Buildings	
24.04.010.D. Loading and Vehicle Stacking	24.04.010.L. Performance Standards	
24.04.010.E. Form Standards	24.04.030. Landscape	
24.04.010.F. Screening		
24.04.010.G. Fencing		

3. Suburban – Residential (S-RE) District

[GRAPHIC PLACEHOLDER]

Description and Purpose		
The Suburban – Residential (S-RE) District provides a development pattern that emphasizes a mixture of residential building types with supporting amenities such as parks, open space, and neighborhood services.		
Lot Requirements		
A	Lot Area (min.)	4,500 square feet
B	Lot Width (min.)	40 feet
C	Impervious Surface Coverage (max.)	45%
Setback Requirements		
D	Front Yard (min.)	20 feet
E	Rear Yard (min.)	10 feet
F	Side Yard (min.)	5 feet
G	Corner Side Yard (min.)	10 feet
Building Requirements		
H	Building Height (max.)	35 feet
Special Requirements		
N/A		
Additional Applicable Requirements within the UDC		
24.02.040.B. Use Table	24.04.010.H. Outdoor Lighting	
24.02.040.C. Use-Specific Regulations	24.04.010.I. Refuse Management	
24.04.010.B. Dimensional Regulations	24.04.010.J. Infill Development	
24.04.010.C. Parking	24.04.010.K. Accessory Buildings	
24.04.010.D. Loading and Vehicle Stacking	24.04.010.L. Performance Standards	
24.04.010.E. Form Standards	24.04.030. Landscape	
24.04.010.F. Screening		
24.04.010.G. Fencing		

4. Suburban – Neighborhood (S-NH) District

[GRAPHIC PLACEHOLDER]

Description and Purpose		
The Suburban – Neighborhood (S-NH) District is supports a development pattern where a mix of housing types are complemented by nonresidential uses that provide basic elements of convenient and accessible neighborhoods.		
Lot Requirements		
A	Lot Area (min.)	4,500 square feet
B	Lot Width (min.)	40 feet
C	Impervious Surface Coverage (max.)	50%
Setback Requirements		
D	Front Yard (min.)	20 feet
E	Rear Yard (min.)	10 feet
F	Side Yard (min.)	5 feet
G	Corner Side Yard (min.)	10 feet
Building Requirements		
H	Building Height (max.)	N/A
I	Building Footprint (max.)	2,500 square feet
Special Requirements		
N/A		
Additional Applicable Requirements within the UDC		
<div> <div>24.02.040.B. Use Table</div> <div>24.02.040.C. Use-Specific Regulations</div> <div>24.04.010.B. Dimensional Regulations</div> <div>24.04.010.C. Parking</div> <div>24.04.010.D. Loading and Vehicle Stacking</div> <div>24.04.010.E. Form Standards</div> <div>24.04.010.F. Screening</div> <div>24.04.010.G. Fencing</div> </div> <div> <div>24.04.010.H. Outdoor Lighting</div> <div>24.04.010.I. Refuse Management</div> <div>24.04.010.J. Infill Development</div> <div>24.04.010.K. Accessory Buildings</div> <div>24.04.010.L. Performance Standards</div> <div>24.04.030. Landscape</div> </div>		

B. Nonresidential Districts**1. Suburban – Local Commercial (S-LC) District**

[GRAPHIC PLACEHOLDER]

Note from Becca (LC, RC, and FI): “We don’t want to necessarily have a set front yard setback for these districts, but maybe some more of ‘range’ based on what is already in the area, and the development pattern we are looking in that same area.”

We kept the front yard setback for greenfield development, but **see** to apply when there is existing development. Does that provision address the intent? We could also expand the average setbacks for infill to instead allow the full range of setbacks.

Description and Purpose		
The Suburban – Local Commercial (S-LC) District provides a range of nonresidential uses that support nearby residential uses. This district is most appropriately located along arterials and collectors.		
Lot Requirements		
A	Lot Area (min.)	N/A
B	Lot Width (min.)	25 feet
C	Impervious Surface Coverage (max.)	60%
Setback Requirements		
D	Front Yard (min.)	25 feet
E	Rear Yard (min.)	N/A
F	Side Yard (min.)	N/A
G	Corner Side Yard (min.)	N/A
Building Requirements		
H	Building Height (max.)	45 feet
I	Building Footprint (max.)	40,000 square feet
Special Requirements		
N/A		
Additional Applicable Requirements within the UDC		
24.02.040.B. Use Table	24.04.010.H. Outdoor Lighting	
24.02.040.C. Use-Specific Regulations	24.04.010.I. Refuse Management	
24.04.010.B. Dimensional Regulations	24.04.010.J. Infill Development	
24.04.010.C. Parking	24.04.010.K. Accessory Buildings	
24.04.010.D. Loading and Vehicle Stacking	24.04.010.L. Performance Standards	
24.04.010.E. Form Standards	24.04.030. Landscape	
24.04.010.F. Screening		
24.04.010.G. Fencing		

2. Suburban – Regional Commercial (S-RC) District

[GRAPHIC PLACEHOLDER]

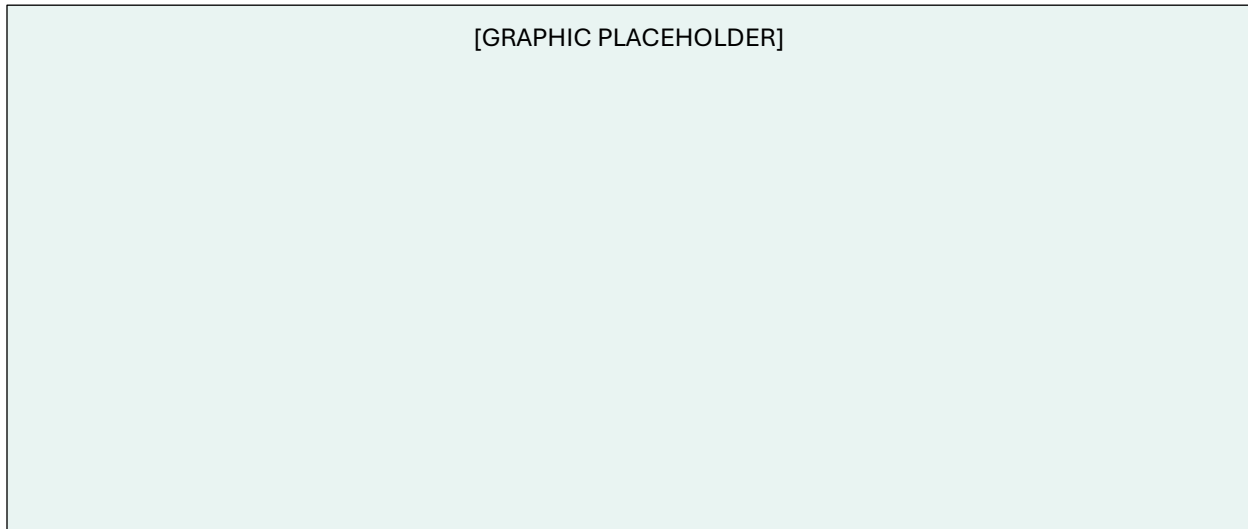
Description and Purpose		
The Suburban – Regional Commercial (S-RC) District provides for shopping and commercial activities along major corridors that offer a full range of retail opportunities, employment services, and destinations for local residents and those visiting from throughout the region.		
Lot Requirements		
A	Lot Area (min.)	N/A
B	Lot Width (min.)	25 feet
C	Impervious Surface Coverage (max.)	60%
Setback Requirements		
D	Front Yard (min.)	50 feet
E	Rear Yard (min.)	N/A
F	Side Yard (min.)	N/A
G	Corner Side Yard (min.)	N/A
Building Requirements		
H	Building Height (max.)	N/A
Special Requirements		
N/A		
Additional Applicable Requirements within the UDC		
24.02.040.B. Use Table	24.04.010.H. Outdoor Lighting	
24.02.040.C. Use-Specific Regulations	24.04.010.I. Refuse Management	
24.04.010.B. Dimensional Regulations	24.04.010.J. Infill Development	
24.04.010.C. Parking	24.04.010.K. Accessory Buildings	
24.04.010.D. Loading and Vehicle Stacking	24.04.010.L. Performance Standards	
24.04.010.E. Form Standards	24.04.030. Landscape	
24.04.010.F. Screening		
24.04.010.G. Fencing		

3. Suburban – Flex Industrial (S-FI) District

[GRAPHIC PLACEHOLDER]

Description and Purpose		
The Suburban – Flex Industrial (S-FI) District provides for manufacturing, wholesaling, warehousing, research facilities, and similar types of industrial uses and employers. This district is most appropriately located adjacent to commercial uses.		
Lot Requirements		
A	Lot Area (min.)	N/A
B	Lot Width (min.)	25 feet
C	Impervious Surface Coverage (max.)	75%
Setback Requirements		
D	Front Yard (min.)	20 feet
E	Rear Yard (min.)	N/A
F	Side Yard (min.)	N/A
G	Corner Side Yard (min.)	N/A
Building Requirements		
H	Building Height (max.)	80 feet
Special Requirements		
N/A		
Additional Applicable Requirements within the UDC		
24.02.040.B. Use Table	24.04.010.H. Outdoor Lighting	
24.02.040.C. Use-Specific Regulations	24.04.010.I. Refuse Management	
24.04.010.B. Dimensional Regulations	24.04.010.J. Infill Development	
24.04.010.C. Parking	24.04.010.K. Accessory Buildings	
24.04.010.D. Loading and Vehicle Stacking	24.04.010.L. Performance Standards	
24.04.010.E. Form Standards	24.04.030. Landscape	
24.04.010.F. Screening		
24.04.010.G. Fencing		

4. Urban – Core District



Description and Purpose		
The Urban – Core District fosters a vibrant environment focused on urban form with buildings located near the street and emphasizing the pedestrian realm. This district is designed to be a destination and an employment center, complemented by urban living options. By prioritizing walkability and mixed-use development, this district is a dynamic and attractive hub for residents and visitors alike.		
Lot Requirements		
A	Lot Area (min.)	N/A
B	Lot Width (min.)	20 feet
C	Impervious Surface Coverage (max.)	N/A
Setback Requirements		
D	Front Yard (min.)	N/A
E	Front Yard (max.)	10 feet
F	Rear Yard (min.)	N/A
G	Side Yard (min.)	N/A
H	Corner Side Yard (min.)	N/A
Building Requirements		
I	Building Height (max.)	60 feet
J	Building Footprint (max.)	25,000 square feet
Special Requirements		
N/A		
Additional Applicable Requirements within the UDC		
<div> <div>24.02.040.B. Use Table</div> <div>24.02.040.C. Use-Specific Regulations</div> <div>24.04.010.B. Dimensional Regulations</div> <div>24.04.010.C. Parking</div> <div>24.04.010.D. Loading and Vehicle Stacking</div> <div>24.04.010.E. Form Standards</div> <div>24.04.010.F. Screening</div> <div>24.04.010.G. Fencing</div> </div> <div> <div>24.04.010.H. Outdoor Lighting</div> <div>24.04.010.I. Refuse Management</div> <div>24.04.010.J. Infill Development</div> <div>24.04.010.K. Accessory Buildings</div> <div>24.04.010.L. Performance Standards</div> <div>24.04.030. Landscape</div> </div>		

5. Urban – Transition District

[GRAPHIC PLACEHOLDER]

Description and Purpose		
The Urban – Transition District supports a balanced environment that bridges the core urban areas with nearby neighborhoods. Building form is urban in nature but at a lower intensity than the Urban Core District to promote compatibility with surrounding areas. This district is a blend of land uses, including shopping, dining, and a variety of residential options.		
Lot Requirements		
A	Lot Area (min.)	N/A
B	Lot Width (min.)	30 feet
C	Impervious Surface Coverage (max.)	N/A
Setback Requirements		
D	Front Yard (min.)	N/A
E	Front Yard (max.)	10 feet
F	Rear Yard (min.)	N/A
G	Side Yard (min.)	N/A
H	Corner Side Yard (min.)	N/A
Building Requirements		
I	Building Height (max.)	60 feet
J	Building Footprint (max.)	20,000 square feet
Special Requirements		
N/A		
Additional Applicable Requirements within the UDC		
<div> <div>24.02.040.B. Use Table</div> <div>24.02.040.C. Use-Specific Regulations</div> <div>24.04.010.B. Dimensional Regulations</div> <div>24.04.010.C. Parking</div> <div>24.04.010.D. Loading and Vehicle Stacking</div> <div>24.04.010.E. Form Standards</div> <div>24.04.010.F. Screening</div> <div>24.04.010.G. Fencing</div> </div> <div> <div>24.04.010.H. Outdoor Lighting</div> <div>24.04.010.I. Refuse Management</div> <div>24.04.010.J. Infill Development</div> <div>24.04.010.K. Accessory Buildings</div> <div>24.04.010.L. Performance Standards</div> <div>24.04.030. Landscape</div> </div>		

6. Urban – Edge District

[GRAPHIC PLACEHOLDER]

Description and Purpose		
The Urban – Edge District prioritizes residential living while accommodating some local retail and office storefronts. Smaller-scale, low-rise urban forms are most appropriate. This district supports a variety of housing to create welcoming and diverse neighborhoods. The district ensures convenient access to amenities by integrating essential services and businesses while maintaining a primarily residential character.		
Lot Requirements		
A	Lot Area (min.)	N/A
B	Lot Width (min.)	35 feet
C	Impervious Surface Coverage (max.)	N/A
Setback Requirements		
D	Front Yard (min.)	5 feet
E	Front Yard (max.)	30 feet
F	Rear Yard (min.)	5 feet
G	Side Yard (min.)	5 feet
H	Corner Side Yard (min.)	5 feet
Building Requirements		
I	Building Height (max.)	45 feet
J	Building Footprint (max.)	10,000 square feet
Special Requirements		
The minimum side yard setback shall not apply to duplex or townhome developments.		
Additional Applicable Requirements within the UDC		
24.02.040.B. Use Table	24.04.010.H. Outdoor Lighting	
24.02.040.C. Use-Specific Regulations	24.04.010.I. Refuse Management	
24.04.010.B. Dimensional Regulations	24.04.010.J. Infill Development	
24.04.010.C. Parking	24.04.010.K. Accessory Buildings	
24.04.010.D. Loading and Vehicle Stacking	24.04.010.L. Performance Standards	
24.04.010.E. Form Standards	24.04.030. Landscape	
24.04.010.F. Screening		
24.04.010.G. Fencing		

24.02.030. Special Districts

A. Planned Unit Development

Description and Purpose
The Planned Unit Development (PUD) District supports combining and mixing of uses allowed in various districts with appropriate regulations providing flexibility in the use and design of land and buildings where modification of specific provisions of this UDC is consistent with the planning on which it is based and will not be harmful to the community. A PUD District may be used to permit new and innovative concepts in land utilization. Procedures are established to prevent misuse of the increased flexibility of this district while allowing development that is not otherwise permitted.
Special Requirements
See 24.07.070. Planned Unit Development (PUD) for more information regarding the procedures and requirements related to PUDs.

B. Overlay Districts

1. Generally
 - a. Overlay districts are created to facilitate specific development outcomes through special standards and provisions that apply to a geographic area due to unique characteristics.
 - b. Overlay districts shall not replace base zoning, and properties within an overlay district may be rezoned, with new zoning accordingly modified by the overlay district.
 - c. The regulations of a base zoning district shall remain applicable to all development within the district unless explicitly altered or nullified by the overlay district's regulations, in which case the regulations of the overlay district shall control.
2. Procedures
 - a. Establishment or modification of boundaries of an overlay district shall follow the procedures for Rezoning established in 24.02.050.C
 - b. Establishment of new overlay districts shall demonstrate capacity to implement adopted plans or policies.
3. Corridor Overlay Districts
 - a. Purpose
 - (i) Corridor Overlay Districts are established to accommodate the unique site demands and opportunities along Edmond's major thoroughfares, intending to:
 - (a) Optimize health, safety, and welfare outcomes;
 - (b) Capitalize on site conditions and development contexts favorable to Edmond's development goals and adopted plans and policy recommendations; and
 - (c) Preserve and enhance historic design and construction along certain thoroughfares.
 - b. Interpretations
 - (i) All uses Permitted by right, as Limited Uses, and those requiring Specific Use Permits within a base zoning district shall be permitted in the same manner in the Corridor Overlays, subject to all use-based standards.
 - (ii) Each Corridor Overlay District articulates its standards in a table, including the following provisions:
 - (a) "Unmodified," meaning that the equivalent standard of the base zoning of a property remains in effect.
 - (b) A specific, cardinal dimension (for example, "10 feet"), meaning that the equivalent

standard of the base zoning district is superseded by the Overlay's standard.

- (c) A specific, relative dimension (for example, "+15% of Base Zoning"), meaning that the value of the base district is increased or decreased to a maximum or minimum according to the Overlay's established value.

c. Corridor – U.S. Interstate 35 (C-IS) Overlay

Description and Purpose		
The Corridor – U.S. Interstate 35 (C-IS) Overlay provides for more intense development along Interstate 35 (I-35) frontage, such as multi-story mixed-use buildings, offices, and village centers. Development that supports a regional trade area is both appropriate and expected. Major commercial tenants, employers, entertainment venues, and tourist attractions should be catalytic in this district. High and medium density residential development may be suitable behind commercially-fronted uses to provide housing options to the district.		
Lot Modifications		
A	Lot Area (min.)	Unmodified
B	Lot Width (min.)	20 feet
C	Impervious Surface Coverage (max.)	+15% of Base Zoning
Setback Modifications		
D	Front Yard (min.)	Unmodified
E	Front Yard (max.)	10 feet
F	Rear Yard (min.)	Unmodified
G	Side Yard (min.)	5 feet
H	Corner Side Yard (min.)	5 feet
Building Modifications		
I	Building Height (max.)	+25 feet of Base Zoning
J	Building Footprint (max.)	+2,500 square feet of Base Zoning
Special Provisions		
<ul style="list-style-type: none"> The C-IS Overlay shall be applied to all land within one thousand three hundred twenty (1,320) feet of the right-of-way centerline of U.S. Interstate 35, unless otherwise depicted on the adopted zoning map. Properties which rest partially within this overlay shall be subject to its standards if 51% or more of their area is within the bounds of the overlay. Additional uses permitted within the C-IS Overlay are established in 24.02.040.B. Where the permissions of a use differ between a base zoning district and an Overlay, the permissions of the Overlay shall control. All properties within the C-IS Overlay abutting the Interstate 35 right-of-way shall require Type C screening as defined in 24.04.010.F.3.b to be installed along the property lines abutting said right-of-way. 		
Additional Applicable Requirements within the UDC		
<div> <div>24.02.040.B. Use Table</div> <div>24.02.040.C. Use-Specific Regulations</div> <div>24.04.010.B. Dimensional Regulations</div> <div>24.04.010.C. Parking</div> <div>24.04.010.D. Loading and Vehicle Stacking</div> <div>24.04.010.E. Form Standards</div> <div>24.04.010.F. Screening</div> <div>24.04.010.G. Fencing</div> </div> <div> <div>24.04.010.H. Outdoor Lighting</div> <div>24.04.010.I. Refuse Management</div> <div>24.04.010.J. Infill Development</div> <div>24.04.010.K. Accessory Buildings</div> <div>24.04.010.L. Performance Standards</div> <div>24.04.030. Landscape</div> </div>		

d. Corridor – Route 66 (C-RT) Overlay

Description and Purpose		
The Corridor – Route 66 (C-RT) Overlay provides for a development pattern along the Route 66 Corridor that emphasizes quality design maximizing the natural land features and retaining the historic character of the corridor to create visually appealing development.		
Lot Modifications		
A	Lot Area (min.)	Unmodified
B	Lot Width (min.)	20 feet
C	Impervious Surface Coverage (max.)	+10 % of Base Zoning
Setback Modifications		
D	Front Yard (min.)	Unmodified
E	Front Yard (max.)	10 feet
F	Rear Yard (min.)	Unmodified
G	Side Yard (min.)	0 feet
H	Corner Side Yard (min.)	Unmodified
Building Modifications		
I	Building Height (max.)	+15 feet of Base Zoning
J	Building Footprint (max.)	+1250 square feet of Base Zoning
Special Provisions		
<ul style="list-style-type: none"> The C-RT Overlay shall be applied to all land within eight-hundred twenty-five (825) feet of the right-of-way centerline of U.S. Route 66, unless otherwise depicted on the adopted zoning map. Properties which rest partially within and partially without of this overlay shall be subject to its standards if 51% or more of their area is within the bounds of the overlay. Additional uses permitted within the C-RT Overlay are established in 24.02.040.B . Where the permissions of a use differ between a base zoning district and an Overlay, the permissions of the Overlay shall control. Where legal and historically appropriate, the use of neon signage is encouraged within the C-RT Overlay. 		
Additional Applicable Requirements within the UDC		
<div> <div> 24.02.040.B. Use Table 24.02.040.C. Use-Specific Regulations 24.04.010.B. Dimensional Regulations 24.04.010.C. Parking 24.04.010.D. Loading and Vehicle Stacking 24.04.010.E. Form Standards 24.04.010.F. Screening 24.04.010.G. Fencing </div> <div> 24.04.010.H. Outdoor Lighting 24.04.010.I. Refuse Management 24.04.010.J. Infill Development 24.04.010.K. Accessory Buildings 24.04.010.L. Performance Standards 24.04.030. Landscape </div> </div>		

e. Corridor – Core Network (C-CN) Overlay

Description and Purpose		
The Corridor – Core Network (C-CN) Overlay provides for a cohesive, attractive development pattern adjacent to the City’s primary multi-modal corridors not classified within the I-35 and Route 66 districts.		
Lot Modifications		
A	Lot Area (min.)	Unmodified
B	Lot Width (min.)	25 feet
C	Impervious Surface Coverage (max.)	+5% of Base Zoning
Setback Modifications		
D	Front Yard (min.)	Unmodified
E	Front Yard (max.)	10 feet
F	Rear Yard (min.)	Unmodified
G	Side Yard (min.)	0 feet
H	Corner Side Yard (min.)	Unmodified
Building Modifications		
I	Building Height (max.)	+15 feet of Base Zoning
J	Building Footprint (max.)	+800 square feet of Base Zoning
Special Provisions		
<ul style="list-style-type: none"> The C-CN Overlay shall be applied to all land within eight-hundred twenty-five (825) feet of the right-of-way centerline of those rights-of-way so designated on the adopted zoning map. Properties which rest partially within and partially without of this overlay shall be subject to its standards if 51% or more of their area is within the bounds of the overlay. Additional uses permitted within the C-CN Overlay are established in 24.02.040.B. Where the permissions of a use differ between a base zoning district and an Overlay, the permissions of the Overlay shall control. 		
Additional Applicable Requirements within the UDC		
<div> <div>24.02.040.B. Use Table</div> <div>24.02.040.C. Use-Specific Regulations</div> <div>24.04.010.B. Dimensional Regulations</div> <div>24.04.010.C. Parking</div> <div>24.04.010.D. Loading and Vehicle Stacking</div> <div>24.04.010.E. Form Standards</div> <div>24.04.010.F. Screening</div> <div>24.04.010.G. Fencing</div> </div> <div> <div>24.04.010.H. Outdoor Lighting</div> <div>24.04.010.I. Refuse Management</div> <div>24.04.010.J. Infill Development</div> <div>24.04.010.K. Accessory Buildings</div> <div>24.04.010.L. Performance Standards</div> <div>24.04.030. Landscape</div> </div>		

24.02.040. Permitted Uses and Use-Based Standards

A. Generally

1. Purpose and Applicability

Table 02.04-2: Use Table lists the uses permitted within all zoning districts. All uses are defined in 24.06.030. Approval of a use listed in this Chapter, and compliance with the applicable use-specific standards for that use, authorizes that use only. Development or use of a property for any other use not specifically allowed in this Chapter and approved under the appropriate process is prohibited.

2. Organization

The uses allowed in each of the zoning districts established in Table 02.04-2: Use Table are defined as follows:

a. Table Symbolology

Table 02.04-2: Use Table is arranged according to the following symbols established in Table 02.04-1: Use Table Symbolology.

Table 02.04-1: Use Table Symbolology

Symbol	Meaning	Description
P	Permitted By-Right	A "P" in a zoning district column indicates that a use is permitted by right. These uses are subject to all other applicable regulations of this UDC.
L	Limited Use	An "L" in a zoning district column indicates that a use is permitted by right, provided that it meets any applicable use-specific regulations. These uses are subject to all other applicable regulations of this UDC.
S	Specific Use Permit	An "S" in a zoning district column indicates that a use requires a Specific Use Permit. See 24.07.080. Specific Use Permit for requirements.
	Not Permitted	A blank cell in a zoning district column indicates that a use is not permitted the zoning district.

b. Use-Specific Regulations Column

The "Use-Specific Regulations" column provides a reference to associated standards for certain uses allowed by right and for limited uses. Where a blank space is in the column, there is no associated standard. Where there is information in the column, there are associated use-specific regulations.

c. Multiple Uses on a Site

(i) When multiple principal uses are included on a single site, each individual use must be permitted on that site. For example, if a Retail Store includes a Restaurant, both uses must be allowed; or if a Funeral Home includes a Crematorium, both uses must be allowed.

(a) Exception: Customarily incidental or accessory uses (as determined by the Director) are included in the primary use. For example, if a Hospital includes a gift shop, a Retail Store use is not required; or if a Warehouse includes an office area, a Professional Office use is not required.

(ii) Functional uses with a significant impact on a site's operation or character have been identified separately. If a noted functional use is included, both uses must be allowed. For example, if a Restaurant includes a Drive-Thru, both the Restaurant use and Drive-

Thru functional use must be allowed.

d. Unlisted Uses

If a proposed use is not specifically listed in Table 02.04-2: Use Table, the Director shall determine whether the use is allowed or not allowed after the applicant provides a detailed summary of the proposed project, use(s), and their associated impacts as outlined below in subsection a. This determination shall be based upon the similarity in nature and character to one or more uses that are listed in Table 02.04-2: Use Table; however, the applicant shall bear the burden of proof for providing the necessary information for the Director's determination.

- (i) In making this determination, the Director may consider whether the use has similar visual, traffic, environmental, parking, employment, and other impacts as an expressly listed use.
- (ii) The Director may also refer to empirical studies or generally accepted planning or engineering sources (e.g., North American Industry Classification System (NAICS)) in making this determination.
- (iii) If the Director determines that a proposed use does not fit within a given use type and is not functionally the same as an allowed, accessory, conditional, or temporary use, then the use is a prohibited use.
- (iv) The Director's determination may be appealed pursuant to 24.01.050.I.

B. Use Table

1. Applicability

This Chapter shall follow the requirements established in Table 02.04-2: Use Table.

2. Use-Specific Standards

Use-specific standards are established in Chapter 24.02.040.C.

3. Use Table

Uses are established in Table 02.04-2: Use Table.

City Staff struck out Multi-Family Dwelling in the April 2024 comments. Was the intent to not allow it anywhere or something different? Another comment said to allow in LC.

Table 02.04-2: Use Table

Context Area →	R – Rural		S – Suburban					U – Urban			C – Corridor			Use-Specific Regs	Parking	
District → P = Permitted L = Limited; permitted with use-specific regulations S = Specific Use Permit required Blank = Prohibited	AG – Agricultural Preservation	NH – Neighborhood	RE – Residential	NH – Neighborhood	LC – Local Commercial	RC – Regional Commercial	FI – Flex Industrial	CR – Core	TR – Transition	ED – Edge	IS – U.S. Interstate 35	RT – Route 66	CN – Core Network			
Residential Uses																
Low Density Living (1-3 Units)																
Cottage Court				L	L				L	L		L	L	24.02.040.C.1.a		
Duplex	P	P	P	P						P		P				
Manufactured Home	L	L	L	L						L		L		24.02.040.C.1.b		
Mobile Home	L	L	L	L												
Modular Home	L	L	L	L												
Single-Family Dwelling	P	P	P	P						P		P		24.02.040.C.1.c		
Triplex				P	P				P	P		P				
High Density Living (≥4 units)																
Fourplex				P	P				P	P	P	P	P			
Multi-Family Dwelling					P	P		P	P	P	P		P			
Group Living																
Convalescent/Rest or Nursing/Extended Care				L	P	P				P	P			24.02.040.C.1.d		
Rooming/Boarding House				L	L	L				L		L	L	24.02.040.C.1.e		
Residential Functional Uses																
Accessory Dwelling Unit	L	L	L	L				L	L	L		L		24.02.040.C.1.f		
Home Occupation	L	L	L	L				L	L	L	L	L	L	24.02.040.C.1.g		
In-Home Daycare	L	L	L	L				L	L	L	L	L	L	24.02.040.C.1.h		

Chapter 24.02. Zoning Regulations

City of Edmond

24.02.040. Permitted Uses and Use-Based Standards

Unified Development Code

Context Area →	R – Rural		S – Suburban					U – Urban			C – Corridor			Use-Specific Regs	Parking		
District → P = Permitted L = Limited; permitted with use-specific regulations S = Specific Use Permit required Blank = Prohibited	AG – Agricultural Preservation	NH – Neighborhood	RE - Residential	NH – Neighborhood	LC – Local Commercial	RC – Regional Commercial	FI – Flex Industrial	CR – Core	TR – Transition	ED – Edge	IS – U.S. Interstate 35	RT – Route 66	CN – Core Network				
Public and Civic Uses																	
Community Service																	
Library/Museum		P	L	P	P	P		P	P		P	P	P	24.02.040.C.2.a			
Public Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P				
Educational Facilities																	
College/University	L	L	L	L	L			L	L		L	L	L	24.02.040.C.2.b			
School		L	L	L	L	L			L	L	L	L	L	24.02.040.C.2.c			
Technical School	L	L	L	L	L	L	L		L		L	L	L	24.02.040.C.2.d			
Medical Facilities																	
Clinic				P	P	P		L	L		P	P	P				
Hospital				L	P	P				P	L	L	L	24.02.040.C.3			
Parks and Open Spaces																	
Park	P	P	P	P	P	P		P	P	P	P	P	P				
Afterlife Care																	
Religious Land Use/ Place of Worship	P	P		P	P	P	P	P	P	P	P	P	P				
Cemetery	P	P	P	P	P	P	P										
Crematorium							L							24.02.040.C.5			
Funeral Services				L	P	P	P				P	P	P	24.02.040.C.6			
Public and Civic Functional Uses																	
Placeholder																	
Placeholder																	
Commercial Uses																	
Entertainment and Recreation																	
Golf Course or Country Club	P	P	P	P	P	P					P	P	P				
Indoor Entertainment and Amusement Venue		P		P	P	P	P	P	P		P	P	P				
Outdoor Entertainment and Amusement Venue		S		S	S	S	S	S	S		S	S	S	24.02.040.C.7.b			
Indoor Shooting Range						L	L				L	L	L	24.02.040.C.7.c			

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Office and Professional Services															
Financial Institution		P		P	P	P	P	P	P	P	P	P	P		
Professional Office		P		P	P	P	P	P	P	P	P	P	P		
Recording/Production Studio		P		P	P	P	P	P	P	P	P	P	P		
Overnight Accommodation															
Bed and Breakfast		L		L	L	L			L	L	L	L	L	24.02.040.C.7.d	
Campground	L													24.02.040.C.7.e	
Hotel		L		L	P	P		L	L		P	P	P	24.02.040.C.7.f	
Recreational Vehicle Park															
Recreational Vehicle Park	L	L										L		24.02.040.C.7.g	
Retail Sales and Service															
Convenience Store		P		P	P	P	P	P	P	P	P	P	P		
Fitness Center		P		P	P	P	P	P	P		P	P	P		
Personal Services		P		P	P	P	P	P	P	P	P	P	P		
Restaurant		L		L	L	L	L	P	P	L	L	L	L	24.02.040.C.7.h	
Retail Store		P		P	P	P	P	P	P		P	P	P		
Tavern/Bar		P		P	P	P	P	P	P		P	P	P		
Animal Services															
Animal Boarding, Grooming, or Veterinarian	P	P		L	L	P	P				L	L	L	24.02.040.C.7.j	
Animal Grooming Or Veterinarian	P	P		L	P	P	P		P	P	P				
Vehicle and Equipment Sales and Service															
Car Wash		L			L	P	P					L	P	24.02.040.C.7.k	
Heavy Auto Repair		L					P							24.02.040.C.7.l	
Light Auto Repair		L			L	L	P							24.02.040.C.7.m	
Vehicle And Equipment Sales, Rental, and Service	L	L			L	P	P					L	P	24.02.040.C.7.n	
Marijuana Uses															

Chapter 24.02. Zoning Regulations

24.02.040. Permitted Uses and Use-Based Standards

City of Edmond

Unified Development Code

Context Area →	R – Rural		S – Suburban					U – Urban			C – Corridor			Use-Specific Regs	Parking
District → P = Permitted L = Limited; permitted with use-specific regulations S = Specific Use Permit required Blank = Prohibited	AG – Agricultural Preservation	NH – Neighborhood	RE – Residential	NH – Neighborhood	LC – Local Commercial	RC – Regional Commercial	FI – Flex Industrial	CR – Core	TR – Transition	ED – Edge	IS – U.S. Interstate 35	RT – Route 66	CN – Core Network		
Medical Marijuana Waste Disposal Facility															
All Other Marijuana-Related Uses	L	L	L	L	L	L	L	L	L	L	L	L	L	24.02.040.C.7.o	
Care Facilities															
Adult Care Center		L	L	L	L	L				L	L	L	L	24.02.040.C.7.a	
Commercial Functional Uses															
Alcohol Sales	L	L	L	L	L	L	L	L	L	L	L	L	L	24.02.040.C.7.p	
Drive-In					L	L	L				L	L	L		
Drive-Thru					L	L	L				L	L	L	24.02.040.C.7.r	
Fuel Pumps					L	L	L				L	L	L	24.02.040.C.7.s	
Outdoor Storage						L	L								
Industrial Uses															
Light Industrial Service															
Freight Terminal							P				L	L		24.02.040.C.8.a	
Low-Intensity Industrial and Manufacturing							P				L	L		24.02.040.C.8.b	
Self-Storage Facility							L							24.02.040.C.8.c	
Warehouse							P				L	L		24.02.040.C.8.d	
Artisan Industry															
High-Intensity Artisan Manufacturing		L					P				L	L	L	24.02.040.C.8.e	
Low-Intensity Artisan Manufacturing		L					P	P	P		P	P	P	24.02.040.C.8.f	
Heavy Industrial Uses															
High-Intensity Industrial and Manufacturing							S							24.02.040.C.8.g	
Nuclear Power Plant															
Salvage Yard							L							24.02.040.C.8.h	
Waste/Recycling Center							P								
Industrial Functional Uses															
Placeholder															

Context Area →	R – Rural		S – Suburban					U – Urban			C – Corridor			Use-Specific Regs	Parking
District → P = Permitted L = Limited; permitted with use-specific regulations S = Specific Use Permit required Blank = Prohibited	AG – Agricultural Preservation	NH – Neighborhood	RE – Residential	NH – Neighborhood	LC – Local Commercial	RC – Regional Commercial	FI – Flex Industrial	CR – Core	TR – Transition	ED – Edge	IS – U.S. Interstate 35	RT – Route 66	CN – Core Network		
Placeholder															
Agricultural Uses															
Agriculture															
Agricultural Operations	P	P					P								
Agritainment	P	P					P								
Commercial Stable	P	P					P								
Feed and Farm Supply	P	P					P								
Feedlot	P	P					P								
Sale Barn	P	P					P								
Small Farm Winery	P	P					P								
Agricultural Functional Uses															
Placeholder															
Placeholder															

C. Use-Specific Regulations**1. Residential Uses****a. Cottage Court****(i) In all districts:**

- (a) Each dwelling unit must be on a separate platted lot.
- (b) The common area must be a separate platted lot, owned and maintained by a homeowners'/ property owners' association.
- (c) Front façades of other dwellings and entrances must be oriented to the common area. Frontage on the common area is considered to meet the requirement for frontage on a public or private street.
- (d) The zoning district standards apply to each individual dwelling within the cottage court with the following exceptions:
 - i. Dwellings shall have a maximum building height of thirty-five (35) feet.
 - ii. The minimum front setback required is ten (10) feet.
 - iii. The minimum interior side setback required is five (5) feet.
- (e) Common areas must meet the following standards:
 - i. The minimum area of the common area is 2,000 square feet or 500 square feet per dwelling unit, whichever is greater.
 - ii. At no point shall the required common area be narrower than twelve (12) feet across.
 - iii. Of the required amount of common area space, 75% must be the centrally located common space around which dwellings are arranged and onto which they front.
 - iv. All common area space must be accessible to all residents.
 - v. Private yards associated with dwellings are not counted toward the required amount of common area.

b. Manufactured Home**(i) In all districts:**

- (a) A Manufactured Home shall meet or exceed all building code requirements that apply to other dwelling units concerning on-site construction.
- (b) A Manufactured Home shall conform to all applicable zoning regulations for its respective zoning district.
- (c) A Manufactured Home shall have exterior siding, roofing, roofing pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the dwelling is proposed to be located.
- (d) A Manufactured Home shall comply with municipal aesthetic standards, setbacks, subdivision control, landscaping, square footage, and other site requirements applicable to single-family dwellings.
- (e) A Manufactured Home shall be securely fixed to a permanent foundation.
- (f) A Manufactured Home shall be set on a solid slab structure and/or 18- to 20-inch runners.

c. Single-Family Dwelling**(i) In the C-IS overlay:**

- (a) Townhomes are the only type of single-family residential allowed in this district.
- d. Convalescent/Rest or Nursing/Extended Care
 - (i) In an S-NH district:
 - (a) The use must have access to a Collector or higher classification roadway.
 - (b) Facilities shall accommodate no more than 50 residents/patients.
- e. Rooming/Boarding House – consider threshold (bedrooms) for additional criteria
 - (i) In all districts:
- f. Any Rooming/Boarding House proposing more than 12 bedrooms shall require discretionary review to ensure sufficient mitigation of adverse impacts on adjacent properties. Accessory Dwelling Unit
 - (i) In all districts:
 - (a) Accessory Dwelling Units may only be located on a lot with a single-family detached home.
 - (b) No more than one Accessory Dwelling Unit shall be permitted on a lot.
 - (c) No more than one family unit shall occupy an Accessory Dwelling Unit at a time.
 - (d) Accessory Dwelling Units must meet the height and setback requirements established by the zoning district for the principal dwelling.
 - (e) An Accessory Dwelling Unit shall not result in a lot's cumulative impervious surface coverage exceeding the maximum allowed in its zoning district.
 - (f) Accessory Dwelling Units may be rented or occupied by a guest but shall not be sold separately from the principal dwelling.
 - (g) Accessory Dwelling Units may have separate utility meters and/or accounts from the principal dwelling.
 - (h) Accessory Dwelling Units shall have an assigned address separate from the principal dwelling.
- g. Home Occupation
 - (i) In all districts:
 - (a) The occupation shall be conducted entirely within a dwelling or integral part thereof and have no outside storage of any kind related to the home occupation;
 - (b) The occupation shall be clearly incidental and secondary to the principal use of the dwelling; not more than 30 percent of the square footage of the dwelling area shall be used in the conduct of the Home Occupation(s);
 - (c) Business shall be conducted only by persons residing on the premises;
 - (d) The occupation shall not affect the residential character of the dwelling nor cause the dwelling to be extended;
 - (e) One non-illuminated identification sign is permitted provided the sign is physically attached to the exterior wall of the dwelling and has a sign area no bigger than two square feet;
 - (f) Delivery of materials to and from the premises shall not involve the use of vehicles over two-ton capacity, except U.S. Postal Service, United Parcel Service, or similar delivery trucks;
 - (g) The occupation shall create no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, unhealthy or unsightly condition, traffic, or parking problems;
 - (h) The occupation shall not result in the off-street or on-street parking of more than

two nonresident vehicles at any one time; and

(i) The occupation shall not involve on-site retail sales or services.

(ii) Exclusions to Home Occupations.

(a) No home occupation with the following characteristics shall be permitted.

i. Internal or external alterations are inconsistent with the residential use of the building.

ii. Evidence of the occupation (other than the home occupation sign permitted in 24.02.040.C.1.g(i)(e) above is visible from the public right-of-way or adjacent properties.

iii. The occupation generates traffic, parking, sewerage, or water use in excess of what is normal in the residential neighborhood.

iv. The occupation creates a hazard to persons or property;

v. The occupation results in electrical interference;

vi. The occupation is a nuisance; or

vii. The occupation results in visible outdoor storage or display.

(b) The following uses shall not be permitted as home occupation.

i. Beauty or barber shop with more than one chair; or

ii. Auto and vehicle repair, due to oil, grease, and material discharge.

h. In-Home Daycare

(i) In all districts:

(a) All In-Home Daycares must meet all Oklahoma Human Services licensing and registration requirements.

2. Public and Civic Uses

a. Library/Museum

(i) In an S-RE district:

(a) The use must have access to a Collector or higher classification roadway.

(b) The enclosed building area of an individual structure shall not exceed 15,000 square feet.

b. College/University

(i) In all districts:

(a) The use must have access to an Arterial or higher classification roadway.

(b) The use must be connected to existing or concurrently constructed public utilities including water, sanitary sewer, and storm sewer.

c. School

(i) In all districts:

(a) A traffic study is required to evaluate the impacts of additional traffic generated by drop-off and pick-up. Appropriate mitigation must be provided as determined by the Director and the City Engineer.

(b) The use must be connected to existing or concurrently constructed public utilities including water, sanitary sewer, and storm sewer.

(c) The use must be connected to existing or concurrently constructed pedestrian and bicycle facilities enabling safe and convenient access to residential uses.

(d) Within or immediately abutting an S-RE district, designated play areas must be

screened by a masonry wall with trees meeting the minimum requirements for Type B screening (see 24.04.010.F.3.b.).

- d. Technical School
 - (i) In all districts:
 - (a) The use must have access to a Collector or higher classification roadway.
 - (b) Any outdoor education activities must be screened from an adjacent or immediately abutting S-RE district with Type A screening or greater (see 24.04.010.F.3.b.).
- 3. Hospital
 - a. In all districts:
 - (i) The use must have access to a Minor Arterial or higher classification roadway.
 - b. In the Corridor Overlay:
 - (i) Any ground floor Retail Sales and Services uses, such as pharmacies, restaurants, fitness centers, and gift shops, shall be open and accessible to the public. Said uses shall provide fenestration of doors and windows enabling direct access from outside the Hospital, and may provide outdoor dining or similar facilities.
- 4. Religious Land Use/Place of Worship
- 5. Crematorium
 - a. In all districts:
 - (i) No point on a Crematorium's property lines shall be fewer than 500 feet from any S-RE district.
 - (ii) The use shall install Type B or Type A screening according to the requirements in Sec. 24.04.080. Screening.
- 6. Funeral Services
 - a. In the S-NH district:
 - (i) Queuing areas for funeral services must be screened by a masonry wall with trees meeting the minimum requirements for Type B screening (see 24.04.010.F.3.b..).
- 7. Commercial Uses
 - a. Adult Care Center
 - (i) In all districts:
 - (a) The use may operate as a day-service or as a residential facility, but shall not conduct non-emergency patient intake or release between 10:00 PM and 6:00 AM.
 - (b) The use shall not accept visitors between 10:00 PM and 6:00 AM.
 - b. Outdoor Entertainment and Amusement Venue
 - (i) Any Outdoor Entertainment and Amusement Venue shall be located 500 feet from an S-RE district.
 - (ii) Any Outdoor Entertainment and Amusement Venue shall close by 10:00 p.m.
 - c. Indoor Shooting Range
 - (i) In all districts:
 - (a) An Indoor Shooting Range shall meet all Federal and State regulations regulating firearms and any associated facilities.
 - (b) An Indoor Shooting Range shall only be allowed in an enclosed building.
 - (c) An Indoor Shooting Range shall be located:

- i. At least 500 feet from any use established in the Public and Civic use category unless the Shooting Range is exclusively for training government or US military personnel as measured from the nearest points on each property line.
 - ii. At least 1,000 feet from any residential use as measured from the nearest points on each property line.
 - (d) Shooting lanes shall be designed in an orientation where projectiles are fired away from public roadways.
 - (e) Target backstops shall conform to the standards for indoor ranges per the Environmental Protection Agency (EPA).
- d. Bed and Breakfast
 - (i) In all districts:
 - (a) A Bed and Breakfast shall be owner-occupied, with a maximum of four outside employees permitted on-site to help operate the business.
 - (b) A Bed and Breakfast may only serve meals to its guests.
 - (c) A maximum of five bedrooms may be available for rent
 - (d) There shall be no individual cooking facilities for guests; microwaves and small refrigerators are permitted.
- e. Campground
 - (i) In all districts:
 - (a) All campgrounds and facilities must meet the requirements of Okla. Admin. Code § 800:30-1-4 – Camping.
- f. Hotel
 - (i) In the R-NH district:
 - (a) The use must have access to a Collector or higher classification roadway.
 - (ii) In the Urban Context Area:
 - (a) The use shall construct any provided off-street parking as structured or subterranean parking. Surface parking lots are prohibited.
 - (b) The Hotel shall provide on the ground floor one or more of the following:
 - i. Publicly accessible Retail Sales uses such as clothing stores, book stores, stationery stores, art galleries, shoe stores, antique shops, secondhand stores, record stores, or toy stores
 - ii. Publicly accessible Personal Service uses such as portrait/photographic studios, beauty or barber shops, hair and nail salons, tanning services, massage spas, tailors, dressmakers, or shoe repair
 - iii. A publicly accessible Restaurant.
 - iv. A publicly accessible Tavern/Bar
 - (c) The design of fenestration, ingress, signage, and outdoor accommodations for patrons of these uses shall engage with and activate the street and enhance the pedestrian experience.
- g. Recreational Vehicle Park
 - (i) In all districts:
 - (a) The site shall not abut or be within 300 feet of a Suburban-Residential (S-RE) District as measured from the nearest points on each property line.
 - (b) The maximum density allowed shall be 10 recreational vehicle spaces per acre.

- (c) Landscaped open space shall be provided in the ratio of at least 400 square feet per recreational vehicle.
 - (d) The space for each recreational vehicle shall be provided with a permanent all-weather surface.
 - (e) Temporary accommodations for a transient unit, such as a recreational vehicle or camper, shall be defined as no more than 30 calendar days.
- h. Restaurant
 - (i) In all districts:
 - (a) Accessory outdoor customer seating/dining areas are allowed if they meet the applicable district's dimensional standards.
- i. Tavern/Bar
 - (i) In all districts:
 - (a) Accessory outdoor customer seating/dining areas are allowed if they meet the applicable district's dimensional standards.
- j. Animal Boarding, Grooming, or Veterinarian
 - (i) In all districts:
 - (a) Outside runs, play or exercise areas, or other outdoor animal pens shall not be located within 100 feet of an S-RE District as measured from the nearest points of each property line.
 - (b) Animals may only be outdoors with an attendant present on the premises.
 - (c) Where animals are unrestrained, a minimum 6-foot fence or wall shall be used to contain animals on-site.
 - i. In the R-AG district, a 4-foot barbed wire fence may be used.
- k. Car Wash
 - (i) In all districts:
 - (a) A Car Wash shall be located at least 150 feet from an S-RE District as measured from the nearest points of each property line.
 - (b) Any outdoor speaker system associated with the car wash shall comply with the noise regulations outlined in 24.04.010.L. .
 - (c) All vehicle stacking shall occur on-site.
- l. Heavy Auto Repair
 - (i) In all districts:
 - (a) A Heavy Auto Repair use shall be located at least 500 feet from an S-RE District.
- m. Light Auto Repair
 - (i) In all districts:
 - (a) All Light Auto Repair activities shall take place within an enclosed space.
 - (b) A Light Auto Repair use shall be located at least 150 feet from an S-RE District.
 - (c) A minimum of 1 off-street parking space shall be provided for each vehicle service bay, space or station. A maximum of 2 off-street parking spaces shall be provided for each vehicle service bay, space or station.
- n. Vehicle And Equipment Sales, Rental, and Service
 - (i) In all districts:
 - (a) A Vehicle and Equipment Sales, Rental, and Service use shall be located at least

150 feet from an S-RE District.

- o. All Other Marijuana-Related Uses
 - (i) In all districts:
 - (a) Such uses shall be reviewed and approved in accordance with Oklahoma Statutes Title 63. Public Health and Safety.
 - (b) Individual uses are permitted as the standard, typical use type. For example, a dispensary is considered a Retail Store; growing is considered Agricultural Operations.
- p. Alcohol Sales
 - (i) In all districts:
 - (a) Alcohol Sales shall comply with Oklahoma State Statutes and ABLE Commission requirements for licensure, hours of operation, separation from other land uses, and all other applicable development standards.
- q. Drive-In
 - (i) In all districts:
 - (a) Drive-Ins with service speakers shall not be permitted within 150 feet of an S-RE District unless the speaker is appropriately screened with sound abatement materials.
- r. Drive-Thru
 - (i) In all districts:
 - (a) Drive-Thrus with service speakers shall not be permitted within 150 feet of an S-RE District unless the speaker is appropriately screened with sound abatement materials.
- s. Fuel Pumps
 - (i) In all districts:
 - (a) Fuel Pumps are permitted at a maximum of two corners of any intersection. The properties abutting the third and/or fourth corners of any intersection may construct Fuel Pumps provided that they are oriented away from the intersection, and that the primary building frontage instead faces the intersection.
 - (b) Fuel Pumps shall be located at least 250 feet from an S-RE District.
 - (c) Fuel Pumps do not have to meet the spacing requirement if a Major or Minor Arterial separates the Fuel Pumps from an S-RE District.
 - (ii) In the Urban and Corridor Context Areas:
 - (a) Canopy support columns shall be fully encased with masonry materials that are complementary to those used on the main building.
 - (b) The canopy band face shall be of a color consistent with the main structure or an accent color and may not be backlit or used as signage.
- t. Outdoor Storage
 - (i) In all districts:
 - (a) Outdoor storage areas must be screened in accordance with 24.04.010.F.3.b..
- 8. Industrial Uses
 - a. Freight Terminal
 - (i) In all districts:
 - (a) The use must have access to a Minor Arterial or higher classification roadway.

Entrances used for semi-trucks shall not have direct access to a local street.

- (b) Loading/unloading and any outside storage areas must be screened in accordance with 24.04.010.F.3.b...
- (c) Within 100 feet of an S-RE district, no building may exceed 45 feet in height.
- b. Low-Intensity Industrial and Manufacturing
 - (i) In all districts:
 - (a) No noise, dust, odor, vibrations, glare, or other nuisances may be generated outside of an enclosed building.
 - (b) All business operations (excluding outside storage as noted in 24.02.040.C.8.b(i)(c) below) must be located indoors.
 - (c) Loading/unloading and any outside storage areas must be screened in accordance with 24.04.010.F.3.b. .
- c. Self-Storage Facility
 - (i) In all districts:
 - (a) Where a Self-Storage Facility is constructed as a single building in which all storage units are enclosed, the building shall not exceed 50,000 square feet.
 - (b) Where a Self-Storage Facility is constructed as one or more buildings in which storage units open directly to the outdoors, the total size of the facility including structures, drive aisles, parking, and landscaped areas shall not exceed 50,000 square feet.
 - (c) No Self-Storage Facility shall be located adjacent to a Major Arterial or take access directly from a Major Arterial.
 - (d) Self-Storage Facility units shall be used solely for the purpose of storage of goods and possessions and shall not be used for the operation of a business, hobby, band rehearsal, or any type of activity not related to the storage of personal property of the owner or tenant of the unit. A Self-Storage Facility unit shall not be used for the storage of explosives, ammunition, or hazardous or flammable materials.
 - (e) No outdoor storage is permitted.
 - (f) The Self-Storage Facility shall be secured so that access is limited to tenants (or owners) and fire, police, or emergency service officials.
 - (g) A Self-Storage Facility shall provide adequate drive aisles between all buildings for vehicle circulation and fire and emergency access.
 - (h) The Self-Storage Facility may include an accessory on-site office. An office shall not exceed 500 square feet.
- d. Warehouse
 - (i) In all districts:
 - (a) The use must have access to a Minor Arterial or higher classification roadway. Entrances used for semi-trucks shall not have direct access to a local street.
 - (b) Loading and any outside storage areas must be screened in accordance with 24.04.010.F.3.b. .
- e. High-Intensity Artisan Manufacturing
 - (i) In the R-NH, C-IS, C-BW, C-RT, and C-CN districts:
 - (a) No noise, dust, odor, vibrations, glare, or other nuisances may be generated outside of an enclosed building.

- (b) All business operations (excluding outside storage as noted in 24.02.040.C.8.b(i)(c) above) must be located indoors.
 - (c) Loading/unloading and any outside storage areas must be screened in accordance with 24.04.010.F.3.b. .
- f. Low-Intensity Artisan Manufacturing
 - (i) In all districts:
 - (a) No noise, dust, odor, vibrations, glare, or other nuisances may be generated outside of an enclosed building.
 - (b) All business operations (excluding outside storage as noted in 24.02.040.C.8.b(i)(c) above) must be located indoors.
 - (c) Loading and any outside storage areas must be screened in accordance with 24.04.010.F.3.b.
- g. High-Intensity Industrial and Manufacturing
 - (i) In all districts:
 - (a) No noise, dust, odor, vibrations, glare, or other nuisances may be generated outside of an enclosed building.
 - (b) All business operations (excluding outside storage as noted in 24.02.040.C.8.b(i)(c) above) must be located indoors.
 - (c) Loading and any outside storage areas must be screened in accordance with 24.04.010.F.3.b..
- h. Salvage Yard
 - (i) A Salvage Yard shall be located at least 2,000 feet from any residential use, any R-NH, S-RE, or S-NH district, or any Urban or Corridor context.
 - (ii) No hazardous wastes or hazardous materials shall be accepted or deposited at any salvage yard, except as incidental to the salvage operation.
 - (iii) Salvage operations shall be conducted to remove hazardous wastes and materials and dispose of them according to state and federal requirements.
 - (iv) Service trucks for the purpose of loading and unloading materials and equipment or removing wastes shall be restricted to the hours between 7:00 a.m. and 7:00 p.m.
 - (v) Screening shall be provided for all disabled or damaged vehicles, tools, and equipment.
 - (vi) Screening for disabled or damaged vehicles, tools, and equipment shall be constructed and be no less than 8 feet tall and no more than 12 feet tall.
 - (vii) In no instance shall any disabled or damaged vehicles, tools, or equipment be stacked higher than the required screening wall.
- 9. Agricultural Uses
 - a. Reserved.

D. Temporary Uses**1. Purpose**

This Section authorizes the establishment of temporary uses. A temporary use is considered permissible if it complies with the standards established in this Section and may be conducted as the principal use of land or as an accessory to a permanent principal use.

2. Approval Procedure

Any use listed in this Chapter may be permitted as a temporary use provided:

- a. It is established in Table 02.04-3: Temporary Use Type Standards; and
- b. The proposed temporary use is consistent with the general and specific standards for temporary uses and structures in this Section.

3. General Standards for all Temporary Uses

All temporary uses or structure shall meet the following general requirements unless otherwise specified in this Zoning Chapter:

- a. The temporary use or structure shall not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare.
- b. Permanent alterations to the site are prohibited, and with the end of operation of the temporary use, the site on which it occurs shall be returned to the conditions existing prior to the initiation of the temporary use.
- c. All temporary signs associated with the temporary use or structure shall be properly permitted and removed when the activity ends or the permit expires, whichever occurs first.
- d. Any use proposing to operate for a continuous period longer than ninety (90) consecutive days, whether in a single application or cumulatively between multiple applications, shall be reviewed and subject to approval as a permanent use.

4. Temporary Use Types

Temporary uses are classified into three categories: Type A, Type B, and Type C. Temporary use types shall comply with the standards provided in Table 02.04-3: Temporary Use Type Standards.

a. Standards and Facilities

- (i) "Adverse Impacts," in the context of Temporary Use Type Standards, shall indicate noise, odor, fumes, glare, or similar effects of a temporary use that may extend beyond the property line if not effectively mitigated or enclosed.
- (ii) "Mitigation Required," in the context of Temporary Use Type Standards, shall indicate that a temporary use must demonstrate the adequacy of existing screening, fencing, or other mitigation facilities to inhibit the extension of adverse impacts beyond the property line. If such facilities are absent or inadequate, the use shall provide such facilities. Existence or provision of these facilities shall not enable a temporary use to generate more adverse impacts than it typically would for normal operations.
- (iii) "Parking Required," in the context of Temporary Use Type Standards, shall indicate that existing parking facilities on the property on which the temporary use will be located, or any available on-street parking within seven hundred fifty (750) feet, are not sufficient for the anticipated parking demand generated by the temporary use. In this event, the use shall utilize off-site parking facilities as permitted by the owner of said facilities.
- (iv) "Refuse Facilities Required," in the context of Temporary Use Type Standards, shall indicate that existing refuse facilities on the property on which the temporary use will be located are absent or not sufficient for the anticipated refuse volume generated by the temporary use. In this event, the use shall provide waste receptacles which shall be emptied at least one (1) time per day while the temporary use is in operation.
- (v) "Sanitary Facilities Required," in the context of Temporary Use Type Standards, shall indicate that existing sanitary facilities on the property on which the temporary use will be located are absent or not sufficient for the anticipated demand generated by the temporary use. In this event, the use shall provide sanitary facilities which shall be cleaned at least one (1) time per day while the temporary use is in operation.
- (vi) All temporary uses shall provide an access, circulation, and parking plan demonstrating

adequate facilities for the safe and convenient traversal of vehicles, pedestrians, and cyclists.

b. Application of Standards

- (i) Where a temporary use intends to operate for one of the three operational periods established in Table 02.04-3: Temporary Use Type Standards below, it shall be subject to review and approval as the Type indicated for that operational period.
- (ii) Where a proposed temporary use requires mitigation, parking, refuse, or sanitary facilities as established in Table 02.04-3: Temporary Use Type Standards below, it shall be subject to review and approval as the highest applicable Type.

Table 02.04-3: Temporary Use Type Standards

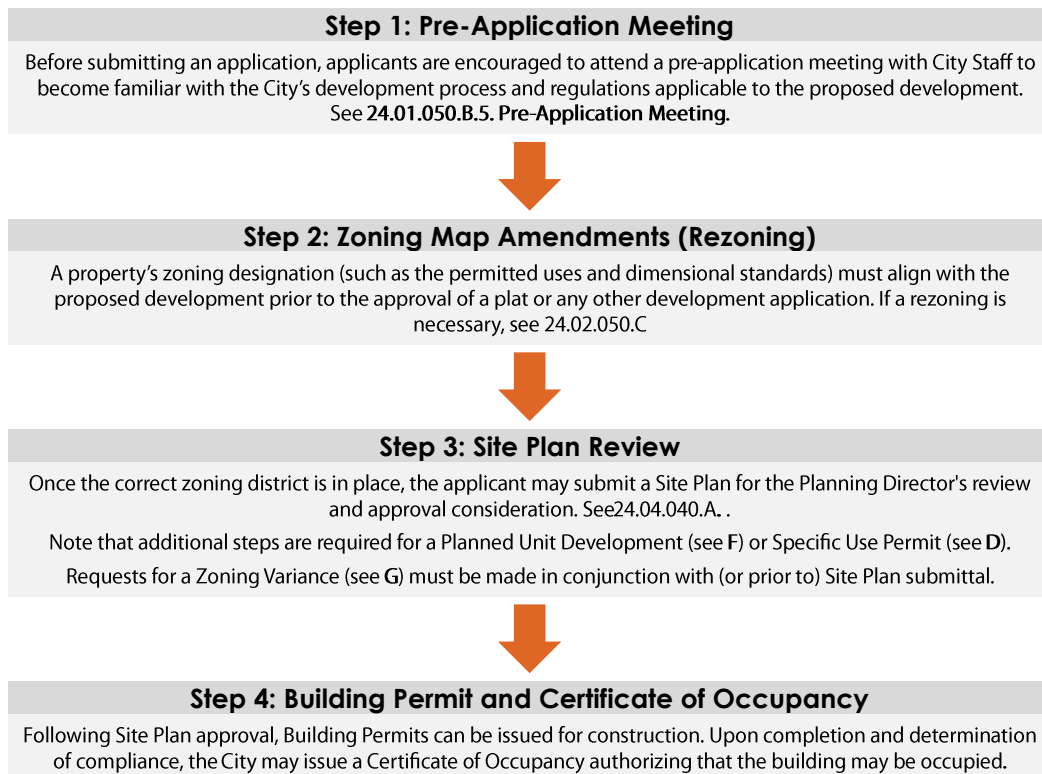
Temporary Use Type (Right) Applicable Standards (Below)	A	B	C
Operational Period			
1-15 consecutive days	X		
16-30 consecutive days		X	
31-90 consecutive days			X
Standards and Facilities			
Mitigation required	No	Yes	Yes
Parking required	No	Yes	Yes
Refuse facilities required	No	Yes	Yes
Sanitary facilities required	No	No	Yes

24.02.050. Zoning Procedures

A. Zoning Process Overview

Any owner, developer, or subdivider of any lot, tract, or parcel of land located within the City's jurisdiction who wishes to develop such land shall conform to the process shown in Figure 03.03.1 unless otherwise stated herein.

Figure 02.05.1. Typical Zoning Process Overview



B. Annexation

1. Applicability

This Section applies to the annexation of territory to the City, consistent with the following state statutes:

- a. 11 O.S. § 21-102
- b. 11 O.S. § 21-103
- c. 11 O.S. § 21-105
- d. 11 O.S. § 21-106
- e. 11 O.S. § 21-108
- f. 11 O.S. § 21-109
- g. 11 O.S. § 21-112

- h. 11 O.S. § 21-113
- i. 11 O.S. § 21-114
- j. 11 O.S. § 21-203
- 2. Initiation
Annexations are initiated as provided by state law.
- 3. Completeness
All information required by state law is required for any annexation initiated by a property owner.
- 4. Notice and Hearing(s)
Public notice is required as provided by state law.
- 5. Decision
Decision-making procedures are provided by state law.
- 6. Approval Criteria
 - a. The City's annexation policy is to evaluate annexation applications based on their conformance with the goals of the City's Comprehensive Plan.
 - b. The City Council shall hold public hearings at the same time as annexation to establish the zoning district classification for newly annexed property.
- 7. Subsequent Applications
Any limits on subsequent applications apply to the extent provided by state law.
- 8. Appeals
Appeals procedures are provided by state law.
- 9. Scope of Approval
The City will extend the regulations of this UDC to annexed territory as provided by state law.
- 10. Recordkeeping
Annexations are tracked as provide by state law.

C. Zoning Map Amendments (Rezoning)

- a. Purpose
 - (i) When the public necessity, convenience, general welfare, or appropriate land use practices and Edmond Plan including amendment, if applicable, justify such action, and after the required review, public notice and report by the Planning Commission, the City Council shall undertake the necessary steps to amend the Zoning Map.
- b. Review Process
 - (i) Initiation of Zoning Map Amendments
A Zoning Map amendment may be initiated by:
 - (a) City Council on its own motion;
 - (b) Planning Commission; or
 - (c) Application by property owner or agent.
 - (ii) Staff Review and Report
The Planning Director shall review the proposed Zoning Map amendment in light of the comprehensive plan, based on the criteria in **c** below, and give a report to the Planning Commission on the date of the scheduled public hearing.
 - (iii) Planning Commission Recommendation

Context Areas are mapped on the official zoning map the same as districts and should follow the same process as a rezoning in order to be amended.

- (a) Following notice in accordance with **24.01.050.G. Public Notice**, the Planning Commission shall hold a public hearing. All pertinent papers and other data submitted by the applicant and any other information deemed pertinent by the Planning Director shall be transmitted to the Planning Commission.
- (b) The Planning Commission shall study the proposed Zoning Map amendment, taking into account all factors which it may deem relevant including, but not limited to, the consistency of the proposed amendment with the Edmond Plan and whether the proposed amendment serves to carry out the purposes of this Title. The Planning Director shall prepare a report of the Planning Commission deliberations and recommendation that shall be forwarded to City Council.
- (iv) **CEUDB Recommendation**
The CEUDB shall provide a recommendation as a part of the staff report to the Planning Commission for all proposed Zoning Map amendments that are located in the CEUDB jurisdiction as defined in subsection 22.6.4(C).
- (v) **City Council Final Action**
 - (a) Following notice in accordance with 24.01.050.G. Public Notice, the City Council shall hold a public hearing.
 - (b) The City Council shall consider the proposed Zoning Map amendment at the earliest reasonable date and shall consider the report of the Planning Commission, and CEUDB if applicable, in making a decision.
 - (c) The City Council shall act to approve, approve with conditions, or deny the Zoning Map amendment request based upon the criteria below.

Zoning Map Amendment Review Process

c. Review Criteria

In determining whether to approve, approve with conditions or deny a Zoning Map amendment, the City Council shall consider the following factors:

- (i) Consistency (or lack thereof) with the comprehensive plan;
- (ii) Compatibility with the present zoning and conforming uses of nearby property, including overlay zoning and with the character of the neighborhood;
- (iii) Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment;
- (iv) Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment;
- (v) Length of time the subject property has remained vacant as zoned;
- (vi) The extent to which approving the rezoning shall detrimentally affect adjacent properties;
- (vii) The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application;
- (viii) Availability of water, wastewater and stormwater facilities suitable and adequate for the proposed use;
- (ix) The anticipated impact on tree canopy cover, forested areas, and areas of the Cross Timbers ecosystem; and

- (x) The negative impact, if any, that may be reasonably anticipated as a result of approval of the application.
- d. Protests
 - (i) Petitions shall be presented to the Planning Commission or City Council before or at the time of the public hearing for the Zoning Map Amendment.
 - (ii) At the time set for hearing protests, the Council shall proceed to hear and pass upon all protests made, either oral or written, and its decision shall be final and conclusive. An appeal of any action, decision or ruling pertaining to the amendment of the districts herein established may be taken by any person or persons jointly or severally aggrieved to the District Court by filing with the City Clerk within 10 days a notice of appeal.

D. Specific Use Permits (SUPs)

1. Applicability

A Specific Use Permit (SUP) may be granted only for certain uses so designated in each zoning district in **24.02.040.B. Use Table**. The purpose of this special review provision is to closely scrutinize those uses which, because of the size of the land they require or the specialized nature of the use, may more intensely dominate the area in which they are located and their effects on the general public are broader in scope than other uses permitted by right or with limitations in the district. No use requiring an SUP shall be commenced or maintained except in accordance with an approved Site Plan in accordance with 24.04.040.A.

2. Review Process

a. Pre-Application Meeting

Pre-application meetings are required for SUPs. See 24.01.050.B.5. Pre-Application Meeting.

b. Staff Review and Report

The Planning Director shall review the SUP application in light of the Edmond Plan, based on the criteria in **4** below, and give a report to the Planning Commission on the date of the scheduled public hearing.

c. Planning Commission Recommendation

- (i) Following notice in accordance with **24.01.050.G. Public Notice**, the Planning Commission shall hold a public hearing. All pertinent papers and other data submitted by the applicant and any other information deemed pertinent by the Planning Director shall be transmitted to the Planning Commission.
- (ii) The Planning Commission shall study the specific use permit application, taking into account all factors which it may deem relevant including, but not limited to, the consistency of the proposed use with the Edmond Plan and whether the proposed use serves to carry out the purposes of this Title. The Planning Director shall prepare a report of the Planning Commission deliberations and recommendation that shall be forwarded to City Council.

d. City Council Final Action

- (i) Following notice in accordance with 24.01.050.G. Public Notice, the City Council shall hold a public hearing.
- (ii) The City Council shall consider the proposed specific use application at the earliest reasonable date and shall consider the report of the Planning Commission in making a decision.
- (iii) The City Council shall act to approve, approve with conditions, or deny the specific use

application based upon the criteria below.

Specific use Permit Review Process

3. Submittal Requirements

All SUP submittals shall be in the form of and correctly contain all information and/or language required by the SUP review checklist maintained by the Planning Department.

4. Review Criteria

On any specific use permit application the City Council may include the requirement of any such conditions and restrictions as may be necessary to minimize potential adverse impacts of the proposed use and to further the purposes of this Ordinance. Such features shall be provided and maintained during the continuance of any use of which they are appurtenant. In determining whether to approve, approve with conditions or deny a specific use permit application, the City Council shall consider the following factors:

- a. Consistency (or lack thereof) with the comprehensive plan;
- b. The proposed specific use is not detrimental to the public health, safety, and welfare of the surrounding neighborhood;
- c. All aspects of the proposed specific use site plan are harmonious with the character of the surrounding area;
- d. The location and area of main and accessory buildings on the site properly relate to each other and to adjacent uses;
- e. The proposed use does not negatively impact existing uses in the area and in the City through impacts on existing public infrastructure such as roads, parking, loading and access facilities and water and sewer systems, and on public services such as police and fire protection and solid waste collection; and
- f. governing adjacency to residential usesThe anticipated impact on tree canopy cover, forested areas, and areas of the Cross Timbers ecosystem.
- g. The provision and manner of maintenance of fences, walls and landscaping is adequate.

5. Changes to an Approved SUP Site Plan

Any modification to an approved site plan that was filed as part of a Specific Use Permit shall be submitted to the Planning Director and reviewed in accordance with 24.04.040.A.10 .

6. SUP Expiration

Unless otherwise specified by the City Council's approval, an SUP will expire if the applicant does not obtain a Certificate of Occupancy within 36 months of the SUP's approval or if a use has been discontinued for a period of 12 months.

E. Temporary Use Permit

1. Applicability

This Section applies to any application for approval of a use designated as a temporary use. Temporary uses are categorized into three types in 24.02.040.D: Type A, Type B, and Type C.

2. Initiation

A temporary use permit may be initiated at the request of:

- a. City Council; or

- b. The owner or agent of the subject property.
- 3. Completeness
 - a. Generally, see 24.01.050.B.4
 - b. In addition to the requirements of 24.01.050.B.4, the applicant shall provide the following information, demonstrating:
 - (i) The location, including parcel number and address of the temporary use (if no address is available, a description which is intelligible to the average layperson will suffice);
 - (ii) The duration of the proposed use;
 - (iii) That the proposed use complies with the regulations of the zoning district in which it is located;
 - (iv) That the proposed use complies with any relevant use-specific regulations; and
 - (v) That the proposed use complies with the adverse impacts and facilities requirements established in 24.02.040.D.
- 4. Notice and Hearing(s)
 - a. Type A Temporary Uses

Noticing and public hearing requirements do not apply to Type A Temporary Uses.
 - b. Type B Temporary Uses

Noticing and public hearing requirements do not apply to Type B Temporary Uses; however, the temporary use application shall be placed on the Planning Commission's agenda as a consent item.
 - c. Type C Temporary Uses

Noticing and public hearing requirements apply to Type C Temporary Uses, and shall comply with the requirements of 24.01.050.G
- 5. Decision
 - a. Type A Temporary Uses
 - (i) *Director Review and Decision.* The Director shall review the temporary use permit, and shall act to:
 - (a) Approve the temporary use permit;
 - (b) Deny the temporary use permit; or
 - (c) Approve the temporary use permit with conditions.
 - b. Type B Temporary Uses
 - (i) *Director Review.* The Director shall review the temporary use permit, and shall provide a recommendation to the Planning Commission to:
 - (a) Approve the temporary use permit;
 - (b) Deny the temporary use permit; or
 - (c) Approve the temporary use permit with conditions.
 - (ii) *Planning Commission Decision.* The Planning Commission shall consider the temporary use permit after a recommendation has been provided by the Director, and shall act to:
 - (a) Approve the temporary use permit;
 - (b) Deny the temporary use permit; or
 - (c) Approve the temporary use permit with conditions.
 - c. Type C Temporary Uses
 - (i) *Director Review.* The Director shall review the temporary use permit and shall provide a

recommendation to the Planning Commission to:

- (a) Approve the temporary use permit;
 - (b) Deny the temporary use permit; or
 - (c) Approve the temporary use permit with conditions.
- (ii) Planning Commission Decision. The Planning Commission shall consider the temporary use permit at a public hearing after a recommendation has been provided by the Director. After the hearing is closed, the Planning Commission shall act to:
- (a) Approve the temporary use permit;
 - (b) Deny the temporary use permit; or
 - (c) Approve the temporary use permit with conditions.

6. Standards

A temporary use permit shall be approved only if the applicant demonstrates that:

- a. The temporary use shall be so designated, located, and operated so that the public health, safety, and welfare will be protected.
- b. The temporary use shall be compatible with other area properties located nearby.
- c. The temporary use shall comply with all applicable requirements of this Chapter, including standards for temporary uses provided in Table III 2: Temporary Use Type Standards.
- d. The temporary use shall be in conformance with all applicable provisions stated in this Chapter for the zoning district in which the use is to be located.

7. Subsequent Applications

- a. If a temporary use permit is denied, the applicant shall not submit a temporary use permit application for the same temporary use on the same property for at least thirty (30) days.
- b. The above waiting period begins on the date of the denial decision of the prior application.

8. Appeals

A temporary use permit decision may be appealed to the appropriate approval authority as provided in 24.01.050.I

9. Scope of Approval

The approval of a temporary use permit does not authorize the development of land. A temporary use permit allows the applicant to apply for a building permit, or any other permits required for the use to be constructed and become operational.

10. Recordation

The original record of the temporary use permit shall be kept and maintained by the City. The applicant shall keep a copy of the temporary use permit decision.

F. Planned Unit Developments (PUDs)

1. Applicability

- a. A PUD may be used to permit new or innovative concepts in land utilization, master-planned communities, or mixed use developments that other districts do not easily accommodate and that are consistent with the comprehensive plan.
- b. The application for PUD and master plan approval shall include all contiguous property under the ownership or control of the applicant

2. Review Process

- a. Staff Review and Report

The Planning Director shall review the PUD application in light of the comprehensive, based on the criteria in 4 below, and give a report to the Planning Commission on the date of the scheduled public hearing.

b. Planning Commission Recommendation

- (i) Following notice in accordance with 24.01.050.G. Public Notice, the Planning Commission shall hold a public hearing.
- (ii) The Planning Commission shall study the proposed PUD application, taking into account the recommendations of the staff, the review criteria and other applicable standards in this Ordinance.
- (iii) The Planning Director shall prepare a report of the Planning Commission deliberations and recommendations that shall be forwarded to City Council.

c. City Council Final Action

- (i) Following notice in accordance with 24.01.050.G. Public Notice, the City Council shall hold a public hearing.
- (ii) The City Council shall approve, approve with conditions or deny the PUD application, taking into account the recommendations of the staff and the Planning Commission.

d. Approval with Conditions

The City Council may grant approval with conditions only to the extent that such conditions specify the actions necessary to bring the application into complete compliance with applicable regulations or where additional conditions have been agreed to by the applicant.

Planned Unit Development Rezoning Review Process

3. Submittal Requirements

All Site Plan submittals shall be in the form of and correctly contain all information and/or language required by the Site Plan review checklist maintained by the Planning Department.

4. Review Criteria

In determining whether to approve, approve with conditions or deny a PUD application, the City Council shall consider and make findings on the following factors:

- a. Consistency (or lack thereof) with the comprehensive plan;
- b. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
- c. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed PUD;
- d. Suitability of the property affected by the PUD for uses permitted by the district applicable to the property at the time of the proposed PUD;
- e. Utilities and infrastructure sufficient to address the needs of the proposed use;
- f. Substantive conditions regarding the layout, density, circulation, and performance of the proposed development;
- g. Any concerted effort that is made to preserve trees by the standard set forth in Chapter 24.01. ; and the anticipated impact to tree canopy cover, forested areas, and areas of the Cross Timbers ecosystem;
- h. Suitability of PUD Master Plan Design and requested variances.

5. Minor Modifications to an approved PUD Master Plan

- a. Any substantial change proposed on a site plan that would affect the approved PUD Master Plan shall require resubmittal of the PUD Master Plan in its entirety.
 - b. For minor modifications proposed on a site plan, the applicant may submit the modifications to the Planning Director for review in accordance with 24.04.040.B.
6. PUD Master Plan Expiration
- For any PUD Master Plan approved more than five years previously, the applicant shall submit an updated or amended PUD application prior to the review of any Building Permit, Preliminary Plat, Site Plan, or Specific Use Permit.

G. Zoning Variances

1. Applicability
- The Board of Adjustment is authorized to grant variances from the district dimensional standards found in Chapter 5, District Dimensional Standards . It is the intent of this delegation of power to the Board that no variance shall be granted which is a use variance and has the practical effect of rezoning property to a higher intensity of use than the district in which the property is located.
2. Review Process
- Following notice in accordance with subsection 22.3.10(F) the Board of Adjustment shall hold a public hearing on the variance request, and, at the close of the public hearing act to approve, approve with conditions or deny the application based on the criteria in subsection below. A concurring vote of at least three members of the Board of Adjustment shall be required to approve any variance request.

Variance Review Process

3. Review Criteria
- A variance shall be granted upon an affirmative finding by the Board of Adjustment that all of the following exist.
- a. The application of the regulations to the particular piece of property would create an unnecessary physical (not economic) hardship because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.
 - b. Such conditions are peculiar to the particular piece of property involved and are not a result of the owner's intentional action.
 - c. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the regulations or the comprehensive plan.
 - d. The variance desired shall not adversely affect the public health, safety or welfare or impair the purposes or intent of this UDC or the comprehensive plan.
 - e. The granting of the permit for the variance shall not adversely affect the rights of adjacent property owners or residents.
 - f. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.
4. Finding of Fact
- a. The Board of Adjustment shall, in making its finding on any specific case, determine the effect of the proposed change upon the supply of light and air to adjacent property, upon the congestion in the public rights-of-way, upon the public safety from fire and other hazards, upon the established property values within the surrounding area, and upon other factors relating to the public health, safety, and general welfare of the City.

- b. Every ruling made upon any variance shall be accompanied by a written finding of fact based upon the testimony received at the hearing afforded by the Board, and shall specify the reason for granting or denying the variance.

5. Appeal From Board Decision

a. Procedure

An appeal from a variance decision by the Board of Adjustment shall be taken by any person or persons, jointly or severally, to the District Court by filing a notice of appeal with the City Clerk and with the Board of Adjustment within 10 days from the filing of the decision of the Board, which notice shall specify the grounds of such appeal. Upon filing of the notice of appeal, the Board shall forthwith transmit to the Court Clerk of the County the original or certified copy of all the papers constituting the record in the case, together with the decision of the Board.

b. Stay of Proceedings

An appeal to the District Court from the Board of Adjustment stays all proceedings in furtherance of the action appealed from, unless the Chair of the Board of Adjustment, from which the appeal is taken, certifies to the Court Clerk, after the notice of appeal shall have been filed, that by reason of facts stated in the certificate, a stay would, in his or her opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed or otherwise than by a restraining order which may be granted by the District Court upon application or notice to the administrative officer in charge of the enforcement of the terms and provisions of this title, and upon notice to the Chair of the Board of Adjustment from which the appeal is taken, and upon due cause being shown, the Court may reverse or affirm, wholly or partly, or modify the decision brought up for review.

H. Zoning Special Exceptions

In accordance with 11 O.S. § 44-106, the Board of Adjustment may make special exceptions to specific uses allowed in accordance with **24.02.040. Permitted Uses and Use-Based Standards** in appropriate cases and subject to appropriate conditions and safeguards in harmony with its general purpose and intent and only in accordance with general or specific provisions contained in this UDC.

Are Zoning Special Exceptions desirable to include? Allowed but not required by State statutes. Most of this text is directly from State statutes. If kept, should other parameters be added?