



Unified Development Code

City of Edmond, OK

City Staff Review Draft | September 23, 2025

Chapter 24.03. Subdivision Regulations

24.03.010. Subdivision General Provisions

A. Generally

1. The purposes of this Chapter are to:
 - a. Protect and provide for the public health, safety, and general welfare of the City.
 - b. Ensure new development meets the goals and conforms to the objectives and policies of the City's Comprehensive Plan.
 - c. Provide for orderly growth and land development.
 - d. Provide for adequate light, air, and privacy to secure safety from fire, flood, and other danger and to prevent overcrowding of the land and undue congestion of population.
 - e. Provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the City, with particular regard to the avoidance of congestion on the roads and highways, and provide for the proper location and width of roads and building lines.
 - f. Establish reasonable standards for subdivisions in order to further the orderly layout and use of land and to ensure proper legal descriptions of subdivided land.
 - g. Facilitate the creation of accurate records of the separate interests created and conveyed by the subdivision of land, thereby helping to protect private property rights.
 - h. Ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision.
 - i. Provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of development as established in this UDC.
 - j. Promote sustainable land development practices.

2. Applicability

These regulations apply to all subdivision of land located within Edmond's corporate limits. All subdivisions shall comply with all other regulations established within this UDC.

B. Land Division Types

1. Land in Edmond may be subdivided according to the following procedures:
 - a. Preliminary Plat
 - b. Final Plat
 - c. Lot Split
 - d. Lot Line Adjustment
2. Standards for each procedure are established in 24.03.030

C. Platting Required

Platting is required in the following situations:

1. If platted or unplatted lot, tract, or parcel is being subdivided into two or more lots;
2. If the design of a platted subdivision is altered by the creation or deletion of lots; or
3. If the dedication of any street or required improvement is involved in the division of property into

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two or more lots.

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24.03.020. Plat Improvements

A. Adequate Improvements Required

1. Subdivider Responsibility

Land proposed for development in the City's jurisdiction must provide adequate improvements and facilities, including water, wastewater, drainage, solid waste, roadway, bicycle, pedestrian, electricity, and communications facilities, which are to be provided by the subdivider. A development is considered adequately served when its infrastructure has capacity to meet the demand generated by the development, the comprehensive plan, other adopted master plans for public facilities, and applicable capital improvement plans.

2. Minimum Requirements

This UDC identifies the minimum requirements and sizes for utilities, roadways, parks, and other facilities necessary to protect or promote the public health, safety, and welfare of the community. It is the intent of this UDC that no development occurs until these minimum levels of service are met. Each subdivision shall be required to dedicate, construct or upgrade required facilities and infrastructure to a capacity that meets these minimum levels.

3. Rough Proportionality and Fair Share Policy

No dedication otherwise required by this UDC may be imposed upon a property owner unless the City determines that the dedication is related to the impact of the proposed development, is roughly proportional to the needs created by the proposed development, and provides a benefit to the development.

4. Conformance with Standards and Plans

In addition to the requirements established in these regulations, the design and construction of improvements must conform to the standards, criteria, and requirements of the following, as they may from time to time be amended:

- a. The Official Zoning Map;
- b. The City of Edmond Engineering Criteria Manual;
- c. The Manual on Uniform Traffic Control Devices (MUTCD);
- d. National Association of City Transportation Officials (NACTO) Urban Street Design Guide;
- e. American Association of State Highway Transportation Officials (AASHTO) Design Manual;
- f. The standards and regulations required by the Americans with Disabilities Act (ADA) and Public Right-of-Way Accessibility Guidelines (PROWAG);
- g. International Fire Code (as adopted);
- h. National Electric Safety Code;
- i. Health Department, Oklahoma Department of Environmental Quality (ODEQ), and/or appropriate state or substate agencies;
- j. The rules of the Oklahoma Department of Transportation (ODOT) if the subdivision or any lot or portion of a lot abuts a state highway or connecting road;
- k. The City of Edmond Downtown Design Guidelines; and
- l. Any other standards and regulations adopted by the City.

5. Conformance with Guidelines

Plat approval shall be withheld if a subdivision is not in conformity with the above laws, regulations, guidelines, and policies as well as the purposes of these regulations.

6. Self-Imposed and Other Private Restrictions

- a. The City is not responsible for the enforcement of any Covenants, Conditions, and Restrictions (CCRs) or Homeowners' Associations (HOAs) regulations.
- b. If the owner places restrictions on any of the land contained in the subdivision greater than those required by this UDC, those restrictions or references to those restrictions shall be required to be indicated on the subdivision plat.
- c. Where restrictive covenants are less restrictive than those required by this UDC, the more restrictive regulation shall prevail. All restrictive covenants shall be filed in the office of the County Clerk, which directly affects the land being subdivided.

7. Character of the Land

Land that the Planning Commission finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features that will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Planning Commission, upon recommendation of the Director of Engineering, to solve the problems created by the unsuitable land conditions. That land shall be set aside for uses that shall not involve any danger to public health, safety, and welfare.

B. Approval of Construction Plans

1. Construction Plans Required

Construction plans are required for any project involving road construction, drainage improvements, utility installation, or other public site improvements necessary to support the proposed development.

2. Timing of Construction Plans

- a. Construction plans must be submitted in conjunction with a Final Plat.
- b. Before beginning any construction of the improvements required by this UDC, complete plans and specifications for required improvements must have been approved, in their entirety, by the Director of Engineering.

3. Compliance with Criteria Manual

Construction plans shall be prepared and submitted in accordance with the provisions of the Engineering Criteria Manual, and must be signed and sealed by a state-registered Professional Engineer.

4. Changes to Approved Plans

Changes to approved plans must be submitted for review and approval. No change in the plans and specifications for required improvements shall be made without the prior written approval of the Director of Engineering.

5. Effect of Approval

Following the submittal and approval of Construction Plans, the subdivider shall schedule a pre-construction meeting.

6. Expiration of Construction Plans

- a. Construction plans expire along with the Final Plat in accordance with **24.03.030.C.4.d. Effect of Approval.**
- b. Projects under construction may be exempt from expiration at the discretion of the Director of Engineering.

C. Pre-Construction Meeting

1. Purpose of Pre-Construction Meeting
 - a. The purpose of the pre-construction meeting is for the contractor, Engineer of record, and City Staff to discuss administrative, communication, and operating procedures for project construction prior to construction release.
 - b. A list of typical inspection items, procedures, and acceptance criteria for electrical, public right-of-way, and easement requirements shall also be furnished to the applicant.
2. Meeting Procedures
 - a. The contractor and Engineer of record shall attend a pre-construction meeting with the Director of Engineering if improvements are to be constructed with the project.
 - b. The pre-construction meeting shall be scheduled following the approval of the Construction Plans and prior to commencement of any construction on the property.
 - c. The contractor and Engineer of record shall be responsible for contacting the Director of Engineering, requesting a meeting time, and notifying all participants of the meeting.
 - d. After receiving a meeting request from the applicant, the Director of Engineering shall promptly schedule a pre-construction meeting.
3. Effect

Following the pre-construction meeting and full compliance with any pre-construction requirements, the Director of Engineering shall release the project for construction.

D. Construction Release

1. Requirements for Construction Release
 - a. Following approval of the construction plans, receipt of all required documentation, fees (if applicable), and the pre-construction meeting, the Director of Engineering shall release the plans for the construction of improvements if all City requirements pertaining to construction have been met.
 - b. The construction release shall remain in effect for a period of one year from the date of issuance, or for the duration of construction of the project if progress or development of the project continues to be demonstrated.
 - (i) The Director of Engineering may authorize a one-year extension to the construction release.
2. Effect

Following the construction release, the subdivider may begin constructing all required plat improvements.

E. Construction, Inspection, and Acceptance of Improvements

1. Periodic Inspections
 - a. The City shall, from time to time, inspect the construction of all required improvements in the subdivision during the course of construction to ensure compliance with the City's standards. In this regard, free access to the subdivision shall be given to the City by the subdivider, their agents, and employees.
 - b. Inspection by the City, or a failure of the City to inspect construction as required in this section, shall not impair or diminish the obligation of the subdivider to install improvements in accordance with plans and specifications approved by the City, in accordance with the City's standards.

2. Preliminary Inspection Required

- a. The subdivider, upon completion of required improvements, shall request a preliminary inspection from the Director of Engineering.
- b. Prior to the preliminary inspection, hard copy and digital files as specified by the Director of Engineering for review and approval with all data in the standard drawing layer format supplied by the City of all improvements shall be corrected "as built", signed and sealed by the subdivider's design engineer and filed with the Director of Engineering. Any construction identified as incomplete shall be corrected prior to final inspection or provide a cash escrow in an amount of 125 percent of the contract cost.
- c. After preliminary inspection, the Director of Engineering will notify and provide the subdivider with a written punch list of any issues the applicant must rectify in order for the improvements to be in accordance with the approved Construction Plans and City standards.

3. Final Inspection and Acceptance

- a. The subdivider, upon rectifying any issues identified in the preliminary inspection punch list (if applicable), shall request from the Director of Engineering a final inspection.
- b. If all improvements are completed, inspected, tested (if applicable), and determined by the Director of Engineering to be in conformance with the provisions of the UDC and the City's standards and all inspection fees have been paid, then the Director of Engineering shall schedule the plat on the agenda of the next City Council meeting for acceptance.
- c. Within 30 days following completion of all improvements, final as-builts must be submitted for review and approval if any changes were made since the previous submittal prior to the preliminary inspection.

4. Final Plat and Acceptance

Once as-builts have been provided, the applicant may submit a Final Plat Mylar in accordance with **24.03.030.C. Final Plat**. Improvements are accepted for maintenance by the City when the above steps are completed and the Final Plat has been accepted by City Council and recorded with the County Clerk, unless improvements are delayed and Performance Security is provided in accordance with **24.03.020.F.1**.

F. Financial Security for Improvements

1. Performance Security to Delay Required Improvements

- a. Performance Security is required when an applicant delays the construction of plat improvements until after Final Plat acceptance and recordation. The purpose of Performance Security is to ensure that the required infrastructure is installed in accordance with the City's standards.
- b. The option to provide Performance Security to delay improvements shall be at the discretion of the Director of Engineering. A request to delay improvements may be denied.
- c. When a Final Plat is accepted and recorded before improvements are installed, Performance Security in an amount of 125 percent of the contract cost is required. The Director of Engineering may authorize partial release of Performance Security as improvements are completed.
- d. When any required improvements will be postponed and constructed after Final Plat acceptance and recordation, the applicant must enter into a development agreement approved by the City by which the applicant:
 - (i) Guarantees completion of all the required improvements;

- (ii) Provides Performance Security for the completion of all required improvements as outlined herein;
 - (iii) Provides Maintenance Security to warranty the improvements in accordance with **24.03.020.F.2. Maintenance Security**; and
 - (iv) Outlines other terms and conditions as are agreed to by the applicant and the City.
- e. The City Manager is responsible for approving development agreements required by this section, following Director of Engineering and City Attorney review.
 - f. The applicant shall install and complete all improvements in the subdivision within 90 days unless otherwise stated in the development agreement. The Director of Engineering may authorize one 30-day extension. Additional extensions require a new development agreement.
 - g. The applicant will pay all bills for contractors, subcontractors, labor, and materials incurred in the completion of the improvements and utilities.
2. Maintenance Security
- a. Maintenance Security is required any time improvements will be accepted for maintenance by the City. The purpose of Maintenance Security is to warranty the materials and workmanship for a period of time following the acceptance of improvements.
 - b. Maintenance Security must be provided when the request for a work order is made and is accepted in conjunction with the Final Plat.
 - c. The applicant shall furnish the City Maintenance Security equal to 100 percent of the contract amount.
 - d. The term of required Maintenance Security varies based on the type of improvement.
 - (i) The full Maintenance Security shall be effective for one year after Final Plat acceptance and recordation (if the improvements are installed before Final Plat approval), or one year after the Letter of Acceptance is issued (if improvements are installed after Final Plat approval).
 - (ii) The remaining years shall require 15 percent of the contract price. The following indicates terms and percentages based on improvement type:

Type of Contract	Number of Years	% of Contract First Year	% Price of Security Remaining Years
Traffic Signal	2	100	15
Sanitary Sewer	2	100	15
Storm Sewer	2	100	15
Detention Pond Outlet Structure	2	100	15
Electric	2	100	15
Paving	5	100	15
Resurfacing	5	100	15
Water Lines	2	100	15
Public Sidewalks	2	100	15
Tree Planting*	1	100	N/A

*The tree planting security requirement excludes security for losses due to an act of nature.

3. Types of Security Accepted

The following types of security are accepted by the City:

a. Performance Security - Cash Escrow**(i) Escrow Deposit with the City**

When the City Manager requires or agrees to accept escrow deposits, the applicant shall deposit in escrow with the City, at a financial institution to be determined by the City. The full amount of escrow shall remain deposited with the City until completion of the project. The City Manager shall review and approve the amount, which shall be approved and paid prior to the recordation of the Final Plat.

(ii) City Usage of Escrowed Funds

The City may also use the escrowed funds in participation with another entity (such as ODOT or the County, etc.) to jointly construct the improvements.

b. Maintenance Security - Bond

Bond issuers shall be registered with the U.S. Treasury. Bonds shall be executed by a surety company holding a license to do business in the State of Oklahoma.

24.03.030. Subdivision Procedures

A. Subdivision Process Overview

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

Figure 03.03.1. Typical Subdivision Process Overview



B. Preliminary Plat

1. Applicability
 - a. No subdivision of land shall occur without proper submittal and approval of a Preliminary Plat. An approved Preliminary Plat is required prior to the application for a Final Plat.
 - b. Exceptions:

No Preliminary Plat is required for the following:

 - (i) Applications processed as a Lot Split (see 24.03.030.D); or
 - (ii) If the PRT determines during the pre-application meeting that a lot, tract, or parcel with a single use proposed on a lot less than five acres may qualify for a Final Plat application without the Preliminary Plat process.
2. Application Submittals
 - a. All plat applications and related materials shall be submitted to the Director of Planning. The Director shall determine the completeness of all applications.
 - b. Complete plat applications submitted by the application deadline specified by the review cycle schedule (kept by the Planning Department office) shall be placed on the agenda for the next regularly scheduled meeting of the Planning Commission for consideration unless significant issues remain unresolved.
3. Submittal Requirements
 - a. All Preliminary Plat submittals shall be in the form of and correctly contain all information and/or language required by the plat review checklist maintained by the Planning Department.
 - b. The Preliminary Plat submittal must accompany a Drainage Report.
4. Review and Approval Process
 - a. Plat Review Team (PRT) Review and Recommendation
 - (i) The PRT will collaborate to review each Preliminary Plat application and determine compliance with this UDC. The PRT shall make a recommendation for one of the following:
 - (a) Approval of the plat,
 - (b) Approval of the plat with conditions, or
 - (c) Denial of the plat.
 - (ii) A PRT recommendation will be provided to the Planning Commission. The plat may then be considered by the Planning Commission at a regular meeting for approval.
 - b. Planning Commission Action

The Commission shall:

 - (i) Review the Preliminary Plat application, the recommendation of the PRT, and any other information available.
 - (a) From all such information, the Commission shall determine whether the Preliminary Plat conforms to the regulations of this UDC.
 - (ii) Take one of the following actions:
 - (a) Approve the Preliminary Plat if it complies with the provisions of UDC and other regulations adopted by the City Council governing the subdivision of land;
 - (b) Approve the Preliminary Plat with conditions, which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled; or

- (c) Deny the Preliminary Plat if it does not comply with the provisions of UDC and other regulations adopted by the City Council governing the subdivision of land.

- c. Effect of Approval

Approval of the Preliminary Plat is authorization for the developer to proceed with the preparation of Construction Plans (or a Final Plat, if providing Performance Security in accordance with **24.03.020.F.1. Performance Security to Delay Required Improvements**).

- d. Expiration

- (i) Preliminary Plat approval shall be effective for no more than two years from the date of approval. If a Final Plat application has not been submitted by the expiration date of the Preliminary Plat, the Preliminary Plat shall expire and a new Preliminary Plat application must be submitted for approval.
- (ii) If the approved Preliminary Plat contains multiple phases, a Final Plat must be submitted within every two years thereafter until all phases are complete; otherwise, the Preliminary Plat shall expire.
- (iii) The Director may authorize one 6-month extension, after which the Planning & Zoning Commission may authorize an extension of up to 12 months.

- e. Tentative Approval

Approval by the Planning Commission is revocable and does not constitute acceptance of any Final Plat of the proposed subdivision, but is to be considered only as approval of the preliminary design. The Commission may recommend modifications of any engineering or construction details submitted by the developer, whenever required for the protection of the public interest and approved by the Director of Engineering.

- f. Subdivision Waivers

The Commission may approve subdivision waivers to modify any planning, engineering, or construction details submitted by the developer, whenever required for the protection of the public interest and recommended by the Director of Planning or Director of Engineering. See **24.03.030.F. Subdivision Waiver**.

C. Final Plat

1. Applicability

- a. No subdivision of land that is required to be platted shall occur without proper submittal and approval of a Final Plat.
- b. If plat improvements are to be installed, Construction Plans must be submitted in conjunction with a Final Plat. See **24.03.020.B. Approval of Construction Plans**.
 - (i) Exception: A Final Plat may be submitted and approved prior to Construction Plans and the construction of required improvements if Performance Security is provided in accordance with **24.03.020.F.1. Performance Security to Delay Required Improvements**.
- c. For residential development, a recorded Final Plat is required prior to the issuance of a Building Permit. For all other development, a recorded Final Plat is required prior to the issuance of a Certificate of Occupancy.

2. Application Submittals

- a. All plat applications and related materials shall be submitted to the Director of Planning. The Director shall determine the completeness of all applications.

- b. Complete plat applications submitted by the application deadline specified on the plat review calendar (kept by the Planning Department office) shall be reviewed and decided by the Director or placed on the agenda for the next regularly scheduled meeting of the Planning Commission for consideration, as applicable.
- 3. Submittal Requirements
 - a. All Final Plat submittals shall be in the form of and correctly contain all information and/or language required by the plat review checklist maintained by the Planning Department.
 - b. The Final Plat submittal must be accompanied by a Drainage Report.
- 4. Review and Approval Process
 - a. Plat Review Team (PRT) Review and Recommendation
 - (i) The PRT will collaborate to review each Final Plat application and determine compliance with this UDC. The PRT shall take one of the following actions:
 - (a) Recommend approval of the plat, or
 - (b) Recommend denial of the plat.
 - (ii) The PRT recommendation will be provided to the Planning Commission. The plat may then be considered for recommendation by the Planning Commission at a regular meeting for approval.
 - b. Planning Commission Recommendation
 - (i) The Commission shall:
 - (a) Review the Final Plat application, the recommendation of the PRT, and any other information available.
 - i. From all such information, the Commission shall determine whether the Final Plat conforms to the regulations of this UDC.
 - (b) Take one of the following actions:
 - i. Recommend approval of the Final Plat if it complies with the provisions of UDC and other regulations adopted by the City Council governing the subdivision of land; or
 - ii. Recommend denial of the Final Plat if it does not comply with the provisions of UDC and other regulations adopted by the City Council governing the subdivision of land.
 - c. City Council Action
 - (i) The Final Plat shall proceed to the City Council for approval only if the Planning and Zoning Commission has recommended approval, or upon written request by the applicant in the event the Commission has recommended denial.
 - (ii) The City Council shall take one of the following actions.
 - i. Approve the Final Plat if it complies with the provisions of UDC and other regulations adopted by the City Council governing the subdivision of land; or
 - ii. Deny the Final Plat if it does not comply with the provisions of UDC and other regulations adopted by the City Council governing the subdivision of land.
 - (iii) Signatures of the Planning Commission Chair, the Mayor, and the City Clerk shall be shown on the plat with the date of such approval.
 - d. Effect of Approval
 - (i) The approval of the Final Plat shall be valid for a maximum 2-year time period from the date of the City Council approval. If no work order has been approved by the City

Engineer within 2 years, or the improvements are not constructed and accepted within 30 months, for the installation of subdivision improvements, a new hearing shall be required before the Planning Commission and City Council on any new Final Plat located on the area originally platted or reapproved as originally submitted. All current subdivision requirements and municipal fees, including, but not limited to, filing fees, inspection fees, utility capacity fees shall apply to any reapproval of the originally approved plat.

- (a) The Director of Engineering may authorize one 6-month extension to the Final Plat and Construction Plan expiration.
- (ii) Approval of the Final Plat (in addition to receiving a construction release and providing a maintenance bond) authorizes the applicant to begin construction of improvements.
- (iii) Once the Final Plat has been approved, applicants may apply for commercial building permits; however, Certificates of Occupancy shall not be granted until the Final Plat is accepted and recorded.
- e. City Council Acceptance of Final Plat Mylar
Following the completion and acceptance of improvements (see **24.03.020.E. Construction, Inspection, and Acceptance** of Improvements), the applicant shall submit a Mylar of the Final Plat for City Council acceptance.
- f. Final Plat Recordation
 - (i) The applicant shall file the accepted Final Plat with the County Clerk after approval.
 - (ii) Once the Final Plat is filed, residential building permits can be issued.
- g. Modifications
Revisions to an approved Final Plat may only be processed and approved as a new Final Plat or with a Plat Vacation.

D. Lot Splits and Lot Line Adjustments

1. Applicability
 - a. Lot Splits may include dividing or redividing a parcel of land into not more than four resulting parcels.
 - b. The determination of eligibility for processing as a Lot Split plat shall be made from the records of the ownership of the property as of the date that these regulations are officially adopted.
2. Application Submittals
 - a. All Lot Split applications and related materials shall be submitted to the Director of Planning. The Director shall determine the completeness of all applications.
 - b. Complete Lot Split applications submitted by the application deadline specified on the plat review calendar (kept by the Planning Department office) shall be reviewed and decided by the Director or placed on the agenda for the next regularly scheduled meeting of the Planning Commission for consideration, as applicable.
3. Submittal Requirements
All Lot Split submittals shall be in the form of and correctly contain all information and/or language required by the plat review checklist maintained by the Planning Department.
4. Review and Approval Process
 - a. The City Council and Planning Commission hereby empower the Director of Planning to approve lot split applications that meet the following conditions:

- (i) Where the resulting parcels are one acre or larger; and
 - (ii) Where any shifted property lines with the result that there are no more land parcels created than before the action.
- b. For Lot Split applications that do not meet the criteria in **a** above, the Director shall defer the application to the Planning Commission and City Council for action.
- c. The approved Lot Split plat shall be filed in accordance with 24.03.030.C.4.f. Final Plat Recordation.

E. Vacation of Plats and Replats**1. Plat Vacations**

The procedures for vacating a recorded plat shall be in accordance with 11 O.S. § 42-101 et seq., as amended.

2. Replats

Unless otherwise authorized, existing plats shall be vacated prior to replatting.

F. Subdivision Waiver**1. Purpose**

The purpose of a petition for a Subdivision Waiver is to request that a specific requirement or requirements be modified. The intent of these provisions is to allow flexibility in development that exhibits unique circumstances.

2. Submittal Requirements

- a. If the review of the application determines that a waiver is needed, the applicant shall submit a written request upon notification. No Subdivision Waiver may be granted unless the applicant has made such written request.
- b. A Subdivision Waiver petition shall be specific in nature and shall only involve relief consideration for one specific requirement. An applicant may submit more than one Subdivision Waiver petition if there is more than one standard or requirement at issue.
- c. The applicant's request shall state the grounds for the Subdivision Waiver request meeting the decision criteria in 4. Subdivision Waiver Criteria below.

3. Decision-Maker and Action

Following review and recommendation by the Director of Planning or Director of Engineering (based on the standard or requirement for which the waiver is sought), the Planning Commission shall decide all Subdivision Waivers.

4. Subdivision Waiver Criteria**a. Undue Hardship Present**

A Subdivision Waiver may be approved only when, in the Planning Commission's opinion, undue hardship will result from strict compliance with the regulations. Financial hardship alone to the applicant shall not constitute undue hardship. The applicant bears the burden of proof to demonstrate that the requirement for which a Subdivision Waiver is requested imposes an undue hardship on the applicant or that the proposed modification results in a better construction solution.

b. Minimum Degree of Variation

No Subdivision Waiver shall be granted unless it represents the minimum degree of variation of requirements necessary to meet the objective of the applicant in requesting the waiver.

c. Additional Consideration Factors

The Planning Commission shall consider the following factors:

- (i) The nature of the proposed land use involved and existing uses of the land in the vicinity;
- (ii) The number of persons who will reside or work in the proposed development;
- (iii) The effect such Subdivision Waiver might have on traffic/mobility conditions and the public health, safety, convenience, and welfare in the vicinity;
- (iv) Special circumstances affecting the land or other physical conditions of the property such that the strict application of these Subdivision Regulations would deprive the applicant of the reasonable use of their land;
- (v) The necessity of the Subdivision Waiver for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the Subdivision Waiver will not be detrimental to the public health, safety, or welfare or injurious to other property in the area; and
- (vi) The Subdivision Waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this UDC.

d. Violations and Conflicts

The Planning Commission shall not authorize a Subdivision Waiver that would constitute a violation of, or conflict with, any other valid ordinance, regulation, or plan of the City.

5. Expiration and Extension

- a. The approved Subdivision Waiver shall remain in effect for the period the Preliminary Plat is in effect and shall expire upon expiration of that application.
- b. Extension of the Preliminary Plat application shall also result in the extension of the Subdivision Waiver.

Chapter 24.04. Site Design and Development Standards

24.04.010. Zoning Development Standards

A. Generally

1. Purpose

This Chapter establishes uniform standards for the development and improvement of property throughout Edmond to ensure quality development that is consistent with the Comprehensive Plan.

2. Applicability

This Chapter applies to all new development, expansions, and redevelopment, and all other improvements to property as determined by the Director or their designee within the corporate limits of Edmond unless otherwise specified. Each section in this Chapter establishes when a particular standard applies.

B. Dimensional Regulations

1. Purpose

The purpose of this Section is to establish the general rules and exceptions for required lots, yards, setbacks, and height requirements.

2. Applicability

This Section applies to any lot, yard, setback, and height required by this UDC.

3. Universal Standards

a. Number of Buildings per Lot

(i) Single-Family and Two-Family Residential Uses

Only one primary building for single-family or two-family residential uses with permitted accessory buildings is allowed on a lot, unless specified otherwise in this UDC.

(ii) Nonresidential and All Other Uses

Where a lot is used for multi-family, nonresidential uses, or a combination of those uses, more than one primary building may be located upon the lot, but only when conforming to all applicable requirements to those uses and the zoning district in which it is located, unless specified otherwise in this UDC.

b. Lot Area and Dimensions

(i) A lot that was legally created prior to the adoption of this UDC may be redeveloped, but any deviations from the dimensional standards other than minimum lot area shall require a variance unless located within an infill development.

(ii) No lot shall be created or reduced in area, width, or depth below the minimum requirements established in 24.02.020 except as established herein.

4. Setback and Yard Regulations

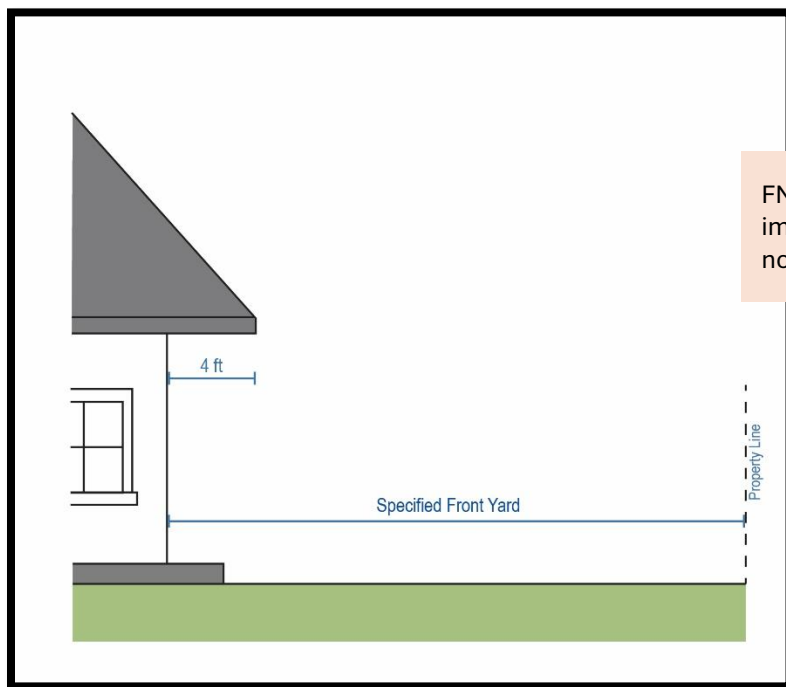
a. Generally

- (i) Every part of a required yard shall be unoccupied and unobstructed by any portion of the primary building from the ground upward, except as provided below.
- (ii) In measuring a setback, the shortest distance between a lot line and the building applies.
- (iii) For any yard abutting a street, the setback shall be measured from either the nearest edge of the right-of-way or the lot line, whichever results in the greater distance.
- (iv) Required yard means that portion of any yard constituting the minimum area required in any zoning district, but excluding that portion of the yard in excess of the minimum required area.

b. Front Yard Regulations

- (i) The front yard shall be open and unobstructed from a point 40 inches above the general ground level of the graded lot to the sky. Eaves and roof extensions may project into the required front yard for a distance not to exceed 4 feet unless located within an infill development. Subsurface structures, platforms, or slabs shall not project into the front yard for a distance greater than 4 feet, nor to a height greater than 40 inches above the average grade of the yard.

Figure 04.01.1: Front Yard Roof Extensions



FNI to revise figures throughout for improved graphic consistency; please note any other desired revisions.

- (ii) Where a building line has been established on a plat approved after the effective date of this UDC that deviates from the setback prescribed by this UDC, the required front yard shall comply with the building line established by that plat, provided such building line is consistent with applicable zoning regulations.

c. Side Yard Regulations

- (i) Every part of a required side yard shall be open and unobstructed except for the ordinary projections of window sills, belt courses, cornices, and other architectural features projecting not to exceed one foot into the required side yard and roof eaves projecting not to exceed 4 feet into the required side yard. A fence (in accordance with 24.04.010.G) may be constructed on the property line adjacent to a side yard.
- (ii) Mechanical equipment such as air conditioning compressors, swimming pool pumps and filters, and similar devices may be installed in the side yard at a maximum height of 5 feet above the ground level of the graded lot to the sky.
- (iii) Where a side property line divides a nonresidential district from a residential district, a minimum 15-foot side yard is required for the nonresidential lot side adjacent to that residential district.

d. Rear Yard Regulations

- (i) Every part of a required rear yard shall be open and unobstructed to the sky from a point 40 inches above the ground level of the graded lot, except for permitted accessory buildings and the ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features projecting not to exceed 4 feet into the required rear yard. A fence (in accordance with 24.04.010.G) may be constructed on the property line adjacent to a rear yard.
- (ii) Mechanical equipment such as air conditioning compressors, and similar devices may be installed in the rear yard at a maximum height of 5 feet above the ground level of the graded lot to the sky.

e. Corner Side Yard Regulations

- (i) A corner lot is a lot located at the intersection of two or more streets, with frontage on each street.
- (ii) On a corner lot, the yard abutting the street with the longest continuous frontage shall be designated as the corner side yard.
- (iii) The yard abutting the other street frontage, adjacent to the corner side yard, shall be designated as the front yard.

f. Patio Homes, Duplexes, and Townhomes:

Graphics Needed for Patio Homes,
Duplexes and Townhomes

The following dimensional standards apply to Patio Homes, Duplexes, and Townhomes:

- (i) Patio Homes
 - (a) No side yard setback is required on one side of the structure, provided that the opposite side yard meets the minimum setback requirements of the applicable zoning district.
 - (b) Where a zero-lot line side of a patio home unit is adjacent to a lot line abutting a different development or land use type, a side yard setback meeting the minimum requirements of the applicable zoning district shall be provided on that side.
- (ii) Duplexes
 - (a) For duplexes on separate lots, no side yard setback is required for the side with an adjoining wall.
 - (b) For duplexes on separate lots, the minimum lot width is reduced to 30 feet
- (iii) Townhomes
 - (a) The interior sides with adjoining walls do not require an interior side yard setback. The exterior side yard must meet the zoning district's requirements.

(b) The minimum lot width is reduced to 20 feet.

5. Infill Development

a. Purpose

The purpose of this Section is to accommodate and encourage compatible development in existing developed areas, while preserving the established character of those areas and mitigating adverse impacts on adjacent properties.

b. Applicability

This Section applies to all development and redevelopment within Edmond's corporate limits unless otherwise specified.

c. Generally

- (i) Infill development shall share a similar height to surrounding buildings.
- (ii) Infill development shall incorporate architectural elements that are compatible with the desirable character of adjacent properties on either side of the block face and shall not replicate architectural features that conflict with the standards of this UDC.
- (iii) The relationship between height, width, material, and style of existing facades shall be respected in infill development.
- (iv) The infill development shall have consistent setbacks with the buildings on its block face.

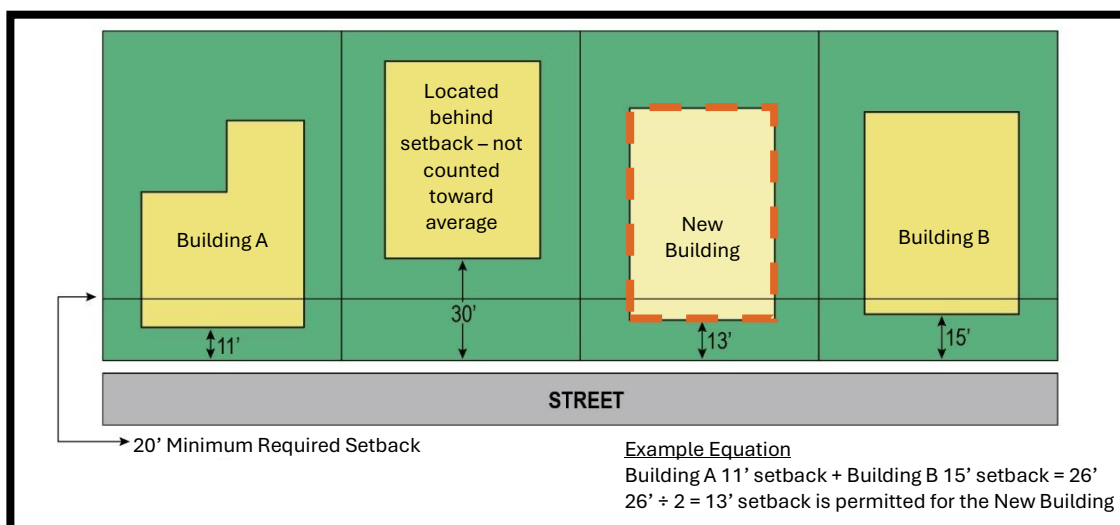
d. Lot Size

- (i) Infill development lots shall meet the required minimums of the zoning district in which it is located.
- (ii) In certain instances, the required minimum lot size may be reduced if there are site constraints that will otherwise prevent the future development of the lot.

e. Setbacks

- (i) When at least 40 percent of the lots on the same block face are developed, new buildings or additions to existing buildings may use the required front yard setback, or may extend into the front yard setback up to the average distance established by the existing buildings that are within the required setback.
- (ii) Applicants shall document adjacent building setbacks using public records, municipal GIS data, aerial imagery, or field measurements taken from the public right-of-way. The Director or designee shall verify all measurements prior to final approval.

Figure 04.01.2: Average Setbacks for Infill Development

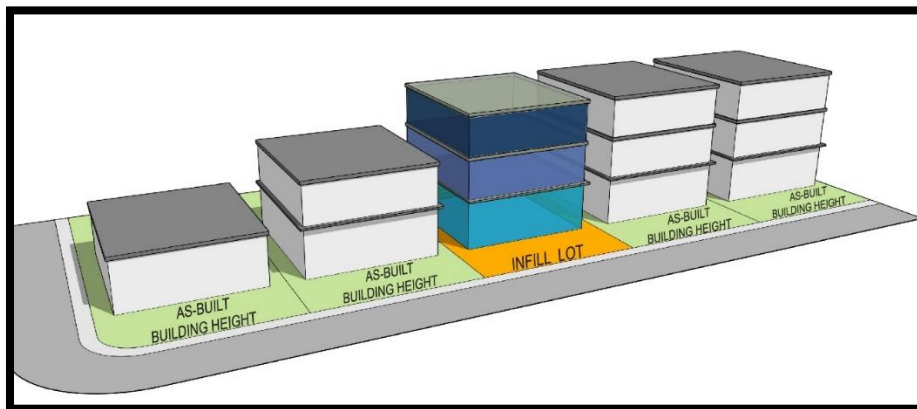


f. Architectural Requirements

- (i) Architectural requirements apply for all nonresidential infill development.
- (ii) Infill development shall use similar building materials as assessed by the as-built developments on the block face.
- (iii) Color shades shall be used to facilitate blending the infill development into the block face. The color shades of building materials shall draw from the range of color shades that already exist on the block.
- (iv) The use of high-intensity colors, metallic colors or fluorescent colors on the building exterior is prohibited.

g. Building Height and Massing

- (i) When at least 40 percent of the lots on the same block face are developed, new buildings or additions to existing buildings may use the required maximum building height, or may exceed that height up to the maximum height established by the existing buildings on the block face.
- (ii) Applicants shall document adjacent building heights using public records, municipal GIS data, aerial imagery, or field measurements taken from the public right-of-way. The Director or designee shall verify all measurements prior to final approval.

Figure 04.01.3: Infill Development Height Range

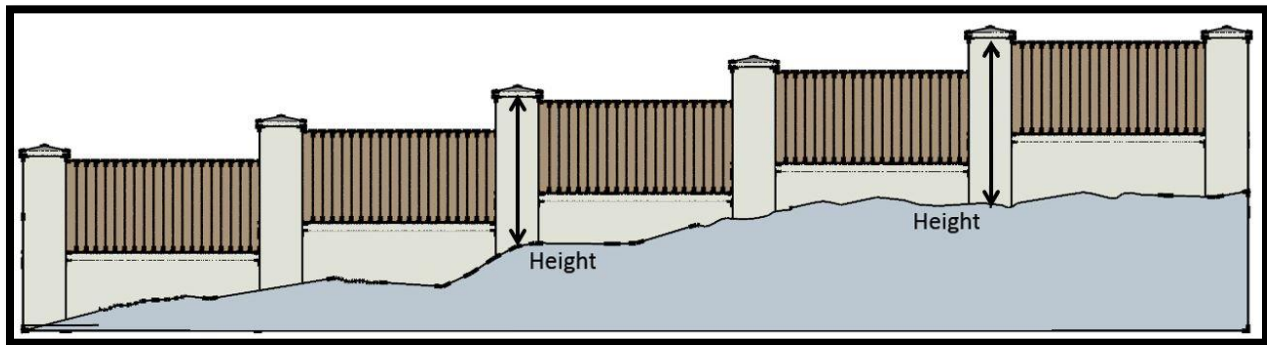
- (iii) All other building or structure heights (accessory buildings, accessory dwelling units, etc.) shall meet the zoning district's height requirements unless specified otherwise.
- (iv) Residential Compatibility Slope
 - (a) This section shall apply to all new development or building enlargements within 200 feet of a Suburban-Residential (S-RE) zoning district.
 - (b) In addition to the requirements for each zoning district, building height shall be limited by a Residential Compatibility Slope.
 - (c) Development shall not exceed a slope of 1 unit of vertical rise for every 3 units of horizontal distance, measured from the S-RE district property line, as shown in Figure 01.01.2: Residential Compatibility Slope.

Figure 04.01.4: Residential Compatibility Slope



The height of a wall or fence is the vertical distance from the grade level of that portion of a lot immediately abutting a wall or fence to the highest point of the wall or fence.

Figure 04.01.5: Wall and Fence Height Measurements



6. Sight Triangle

a. Generally

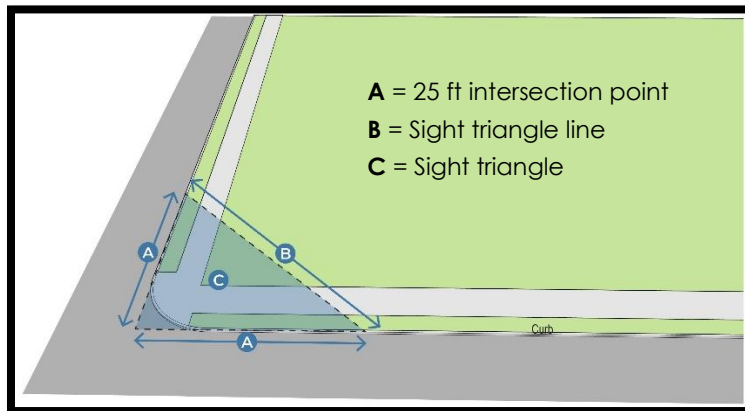
- (i) These provisions apply to all new development or proposed expansions into the sight triangle. However, these provisions do not apply to or otherwise interfere with the: placement and maintenance of traffic control devices under governmental authority and control and public utilities; existing screening and fencing requirements; and existing and future City, state, and federal regulations.
- (ii) Obstructions are prohibited at elevations between 2.5 feet and 9 feet above the average street grade within the sight triangle. Prohibited obstructions include any fence, wall, screen, billboard, sign, temporary sign, structure, or any other object.
- (iii) No planting shall be permitted to interfere with the sight triangle between the heights of three and seven feet as measured from the corner of the adjacent public rights-of-way. However, trees having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the unobstructed visual clearance shall be allowed, provided they are located so as not to create a traffic hazard as determined by the City Engineer or their designee.
- (iv) At intersections where streets do not intersect at or near right angles, the the City Engineer or their designee shall have the authority to modify the minimum sight distances required above as they deem necessary to provide safety for both vehicular

and pedestrian traffic.

b. Arterial, Collector, Local Street Intersections

At all intersections where arterial, collector, and local streets intersect at or near right angles, the sight triangle shall be the area formed by extending the two right-of-way lines from their point of intersection 25 feet along the right-of-way and connecting these points with an imaginary line, creating a triangle (see **Figure 04.01.6: 25 Foot Sight Visibility Triangle**).

Figure 04.01.6: 25 Foot Sight Visibility Triangle



c. Alleyway Intersections

At all intersections where alleyways intersect at or near right angles, the sight triangle shall be the area formed by extending the two right-of-way lines from their point of intersection 15 feet along the right-of-way and connecting these points with an imaginary line, creating a triangle.

d. Driveway Intersections

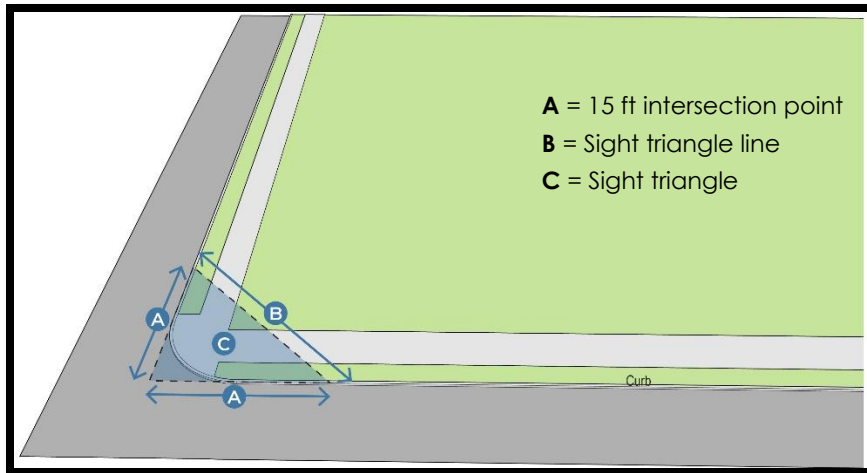
At all intersections where a driveway intersects at or near a right angle to a street, the sight triangle shall be the area formed by extending the right-of-way line and driveway from their point of intersection 15 feet along the right-of-way and driveway and connecting both with an imaginary line, creating a triangle.

Graphics needed for Alleyway and Driveway Intersections

e. Other Intersections

At other intersections where local and unclassified streets intersect at or near right angles, the sight triangle shall be the area formed by extending the two right-of-way lines from their point of intersection 15 feet along the right-of-way and connecting these points with an imaginary line, creating a triangle (see **Figure 04.01.7: 15 Foot Sight Visibility Triangle**).

Figure 04.01.7: 15 Foot Sight Visibility Triangle



7. Height Regulations

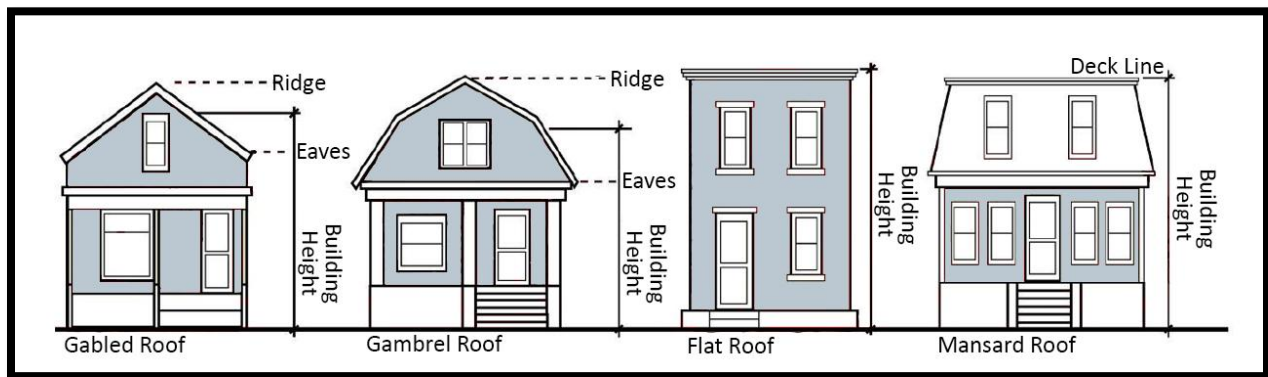
a. Generally

- (i) A building or structure and a wall or fence shall meet the requirements established in this Section unless specified otherwise.
- (ii) Religious steeples, domes, spires, cooling towers, roof gables, chimneys, vent stacks, antennas, communication equipment and athletic field equipment are exempt from the maximum height provisions in this Section.

b. Buildings and Structures

The height of a building or structure is the vertical distance from the grade level of that portion of a lot covered by the building to the highest point of the coping of a flat roof, or the deck line of a mansard roof, or to the average height between eaves and the ridge of a gable, hip or gambrel roof.

Figure 04.01.8: Building Height Measurements



C. Parking

1. Purpose

The purposes of these regulations are to:

- a. Ensure that adequate off-street parking is provided for new land uses and changes in use;
- b. Minimize the negative environmental, development design, and safety impacts that result from excessive parking areas, driveways, and drive aisles. Also offer flexibility with reduced parking while ensuring that parking areas can support their associated context area;
- c. Establish standards and regulations for safe and well-designed parking and vehicle circulation areas that minimize conflicts between pedestrians and vehicles;
- d. Establish parking areas that offer safe and attractive pedestrian routes;
- e. Mitigate heat island effects generated by large expanses of impervious surface areas;
- f. Ensure compliance with provisions of the Americans with Disabilities Act (ADA);
- g. Minimize the visual impact of off-street parking areas; and
- h. Ensure that adequate off-street bicycle parking facilities are provided in walkable areas.

2. Applicability

The Applicability pertains to:

- a. Any new or redeveloped building, structure, use, or redeveloped site where permanent parking is required.

- b. When a change in intensity of use of any building or structure would increase the required parking by more than 10 spaces or 15 percent, whichever is greater, through an addition or change in the number of dwelling units, gross floor area, or other specified units of measurements.
 - c. Additions to enlarge or expand an existing building or use by 10 percent or more of the gross floor area of the building or more than 2,500 square feet, whichever is more.
 - d. Any commercial alterations where the interior of a building or structure is completely renovated even if the building footprint does not expand. If the renovated building was grandfathered in under previous parking regulations, it shall come into compliance with the most current parking regulations of this UDC.
3. Universal Standards
- a. Compliance Required
 - (i) Parking Review

Each application for platting, a site plan, building permit, or certificate of occupancy shall include information as to the amount, location and dimensions of parking space, and the means of ingress and egress to those spaces. This information is in sufficient detail to determine the requirements of this UDC are met and shall contain necessary information required by applicable provisions of this UDC.
 - (ii) ADA Compliance

All ADA parking spaces and related ADA accessibility features are required to be installed in accordance with the current edition of the ADA Standards for Accessible Design (the “ADA Standards”) as published by the U.S. Department of Justice, Chapter 11 of the International Building Code (IBC), and the International Code Council (ICC) A117.1 Accessible and Usable Buildings and Facilities standards. All required parking shall meet the ADA Standards, Chapter 11 of the IBC, and ICC A117.1 standards. ADA required parking shall not be located off-site under any circumstances.
 - b. Rules for Computing Space Requirements

The following rules apply when computing parking space requirements:

 - (i) Multiple Tenant Sites
 - (a) Non-residential or mixed-use developments containing more than one use shall provide spaces in an amount equal to the total of the requirements for all uses.
 - (b) Required parking may be reduced by 25% for multiple tenant sites.
 - (ii) Fractions

When measurements of the number of required spaces result in a fractional number, any fraction of one-half or less shall be rounded down to the next lower whole number and any fraction of more than one-half shall be rounded up to the next higher whole number.
 - (iii) Area Measurements

All square-footage-based space requirements shall be computed on the basis of gross floor area, which shall be measured from the exterior faces of exterior walls or from the centerline of walls separating two buildings. Gross floor area shall also include the area of each floor of a structure and all attic space used for active commercial purposes.
 - (iv) Shared Parking
 - (a) Shared parking allows parking spaces to be shared between two or more uses that typically experience peak parking demands at different times and that are located on the same lot or on lots within 600 feet of each other.

- (b) Shared parking shall count towards required parking.
 - (c) Shared parking spaces shall not be used to satisfy parking requirements for residential uses (except for guest parking).
 - (d) When shared parking is proposed, a signed affidavit between the property owners detailing the conditions of the shared parking agreement shall be provided and filed with the City. When there is shared parking proposed with multiple tenants of a building with the same owner, a signed affidavit between those tenants detailing the conditions of the shared parking agreement shall be provided and filed with the City.
 - (e) For the purposes of calculating the required number of ADA parking spaces, each parking facility that serves a distinct tenant, portion of a building, or separate building on the same site shall be calculated individually in accordance with ADA Standards for Accessible Design, Chapter 11 of the IBC, and ICC A117.1 standards, regardless of any shared parking arrangement.
- c. Flexible Maximum Off-Street Parking Requirements
- All development shall provide off-street parking as provided in Table 02.04-2: Use Table. Maximum parking ratios are provided by use. The applicant retains the ability to determine adequate off-street parking by providing any parking ratio half of the required maximum to that of the required maximum. For example: a use establishes a 4/1,000 square foot maximum. The applicant may park the site at any ratio between half of the maximum ratio (2/1,000 square feet) and the required maximum ratio (4/1,000 square feet).
- d. Parking Area Design
- (i) Generally
 - (a) Parking may be located in the front, rear, side, or a combination of the three on a lot.
 - (b) Parking may be provided in the form of a surface lot/paved open area, a multilevel structured parking facility, or inside an appropriately designed building or portion of a building. Parking spaces may also be provided in a garage.
 - (c) Downtown, on-street parking spaces may be located in the front or side yards of buildings. Parking lots for downtown shall only be located in the rear of the building.
 - (ii) Parking Dimensional Standards
 - (a) The minimum drive aisle widths, parking space width and length, and orientation shall be as provided in .

Table 04.01-1: Parking Dimensional Standards

Parking Angle	Aisle Width (min.)		Space Width (min.)	Space Length (min.)
	One Way	Two Way		
90°	24 ft	24 ft	9 ft	18 ft
60°	15 ft	24 ft	9 ft	18 ft
45°	15 ft	24 ft	8.5 ft	18 ft
30°	15 ft	24 ft	8 ft	18 ft
Parallel	15 ft	24 ft	8.5 ft	22 ft

- (b) Drive aisle widths may be reduced to 12 feet for one-way traffic where no parking spaces empty into them.
- (iii) Access
 - (a) Parking spaces shall not have direct access to a public right-of-way.
 - (b) Access to required spaces shall be provided by on-site driveways.
 - (c) Spaces shall be accessible without backing into or otherwise reentering a public right-of-way.
- (iv) Markings
 - (a) Each required space shall be identified by white surface markings at least 4 inches in width. Markings shall be installed and maintained in a manner that ensures they are visible at all times.
 - (b) One-way and two-way vehicular accesses into parking areas shall be identified by directional arrows.
 - (c) All required space markings shall be maintained by the property owner.
- (v) Surfacing
 - (a) All site area used for parking space and aisle purposes shall be paved with a sealed surface pavement, and maintained in such a manner that no surface cracking, faded striping/markings, lack of drainage, or dust shall be allowed on the surface produced by continued use.
 - (b) The design of surface parking facilities shall meet the standards of this Section.
 - (c) Surface Parking Facilities shall provide the required landscaping and be designed in accordance with Chapter 24.01.
- (vi) Structured Parking Facilities
 - (a) Generally
 - i. Vehicular access points to structured parking facilities shall not exceed thirty-five (35) feet in width.
 - ii. The height of structured parking shall not exceed the building height requirement specified in the applicable zoning district.
 - (b) Above-Grade Parking

If the above-grade structured parking facility is not effectively shielded from the street by a building or other structures, then the above-grade structured parking facility shall:

 - i. Be designed to be consistent in terms of design, architecture, details, and treatment;
 - ii. Provide facade treatments such as cladding, articulation, or fenestration that integrates or complements the architectural characteristics of the habitable portion of the building and the surrounding development context. Openings for natural ventilation are permissible when integrated into the facade design.
 - iii. Provide ground-floor windows along the street frontages to prohibit long expanses of blank walls. Any wall fronting a street must contain windows, doors, or display areas equal to at least twenty-five percent (25%) of the ground floor wall area fronting the street. This excludes portions of wall faces devoted to vehicular access points, stairwells, elevators, escalators, and booths.

Figure 04.01.9: Structured Parking Facilities



(c) Below-Grade Parking

- i. All below-grade parking shall not be visible from the surface of the earth.
- ii. Parking that is completely below grade may extend beyond the façade of the building.
- iii. Below-grade parking shall not encroach into the right-of-way.

e. Excess Spaces

If an applicant desires parking spaces in excess of the maximum number allowed for a particular use in Table 02.04-2: Use Table, tree plant units in addition to those required in Chapter 24.01 shall be provided on the site. Five (5) additional Type 1 or 2 shade tree plant units shall be provided for every two (2) excess parking spaces.

f. Bicycle Parking Requirements

(i) Generally

- (a) For any new non-residential, multifamily residential, mixed-use building, structure, use, or redeveloped site, bicycle parking facilities are required and shall comply with the standards established in this UDC.
- (b) Bicycle parking is required for certain uses in all context areas and zoning districts.
- (c) Required bicycle parking shall be designed so people of all ages and abilities can access the bicycle parking and securely lock their bicycle without inconvenience.
- (d) Bicycle spaces are measured as the ability for a facility to store one bicycle, and shall accommodate a bicycle at least 6 feet long and 2 feet wide. One bicycle space

equals one stored bicycle.

- (e) A minimum of fifteen (15) tree plant units shall be provided for every five (5) bicycle parking spaces, located within fifteen (15) feet of the bicycle parking area to provide shade and visual enhancement.
- (f) A bicycle parking facility shall not obstruct pedestrian traffic or interfere with the use of the pedestrian area.
- (g) Bicycle parking facilities shall be designed and maintained to be mud and dust free.
- (h) A durable hard surface is required, but alternative paving material may be used, including gravel or stone, provided that edging materials such as landscape timbers, curbing, or other similar material and techniques are used so that the bicycle parking area is clearly demarcated and the rock material is contained.

(ii) Required Minimums

Minimum bicycle parking shall follow the requirements as established in .

Table 04.01-2: Minimum Bicycle Parking Ratios

Component	Description
Residential	
Fourplex	1 bicycle parking space provided for the first 8 car parking spaces + 1 bicycle space for each subsequent 10 car spaces provided
Courtyard Apartment	
Cottage Court	
Multiplex	
Multi-Family Dwelling	
Fraternity/Sorority House	
Rooming/Boarding House	
Dormitory	
Nonresidential	
Library/Museum	1 bicycle parking space provided for any parking area containing at least 8 car spaces + 1 bicycle space for each subsequent 20 car spaces provided
College/University	
School	
Technical School	
Clinic	
Hospital	


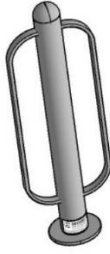
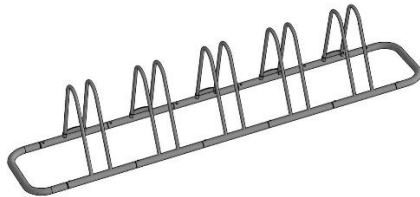
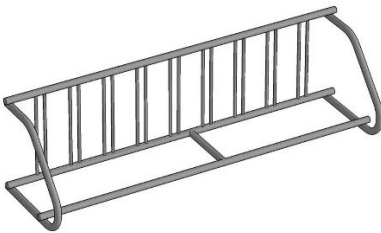
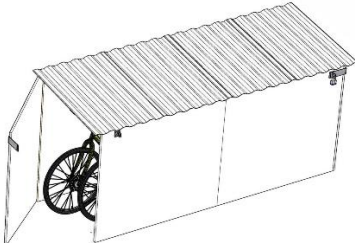
Country Club	
Park	
Botanical Garden	
Religious Land Use	
Amphitheater	
Event Space	
Assembly Hall	
Professional Office	
Indoor Entertainment and Amusement Venue	
Outdoor Entertainment and Amusement Venue	
Sporting Venue	
Restaurant	
Retail Store	
Convenience Store	
Fitness Center	

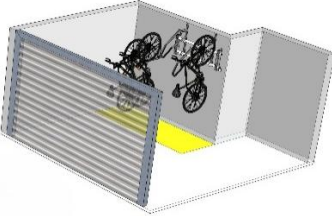
(iii) Bicycle Parking Facility Types

Where bicycle parking is required, one of the following bicycle parking facility types established in shows types that are allowed to provide the required bicycle parking. Grid, comb, toast, wave, and other rack types that only provide a single locking point, especially a wheel, are prohibited.

Table 04.01-3: Bicycle Parking Facility Types

Bicycle Parking Facility Types		
Facility Type	Description	Graphic

U-Rack	A “U-shaped” bicycle facility affixed to pavement that stores up to two bicycles which are locked from the outside	
Bollard Rack	A bicycle facility affixed to pavement that stores up to two bicycles that are locked from the outside	
Low-Profile Rack	A low-lying bicycle facility affixed to pavement that stores multiple (1 to 20) bicycles that are locked from the outside	
Grid Rack	A dual-sided bicycle facility affixed to pavement that stores multiple (1 to 20) bicycles that are locked from the outside	
Decorative	Rack designed to accent and support a nearby development or branded for a district; its use is often indicated by its design	
Bicycle Locker	A locker or box in which multiple bicycles can be placed, stored, and locked	

Secure Bicycle Parking Area	A weather-protected, standalone bicycling parking structure or building extension with shared racks and access control	
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(iv) Bicycle Facilities

(a) Generally

A bicycle facility shall:

- i. Allow a bicycle frame and one wheel to be locked to the rack with a high-security lock and allow a bicycle to be securely held with its frame supported in at least one place;
- ii. Hold a bicycle in an upright and stable position;
- iii. Be durable and securely anchored to the ground or building;
- iv. Have a locking surface thin enough to allow standard u-locks to be used, but thick enough so the rack cannot be cut with bolt cutters; and

(b) Installation

A bicycle facility shall be:

- i. Available to the public;
- ii. Located in a convenient, well-lit area that is clearly visible to both a visitor to the building and a person who is on the sidewalk that accesses the building's primary entrance; and
- iii. Located in a manner that maintains required fire department access clearance to the primary structure.
- iv. Within 150 feet of:
 - (1) The primary entrance of each building, and closer than the nearest vehicle parking space; or
 - (2) At least one primary entrance of a building with multiple entrances; unless an alternative location during the site plan process is approved; and
 - (3) Outfitted with specialty racks, tamper-proof mounting, or active video surveillance such that a bicycle can be safely and securely locked.
- v. For residential development, bicycle storage facilities shall be provided at a rate of at least one bike storage space per 25 vehicle parking spaces, in well-lit areas, and distributed throughout the development within 150 feet of any building entrances.

g. Electric Vehicle (EV) Parking Spaces

Required off-street parking spaces may be satisfied with EV spaces. If EV spaces are provided, the requirements below shall apply.

(i) Size

An electric vehicle charging station parking space must meet the size of a parking space as required by this UDC.

(ii) Installation and Equipment

- (a) Electric vehicle charging station equipment, installation and placement must comply with the City's adopted building and fire codes.
 - (b) The required installation and equipment shall include electrical conductors, related equipment, software, and communications protocols that deliver energy efficiently and safely to the electronic vehicle, and signage.
 - (c) The necessary service panel shall include an over-current protective device and provide sufficient capacity and space to accommodate the circuit and over-current protective device with the termination point located within 30 feet of the electric vehicle parking space.
 - (d) Electric vehicle spaces shall be marked with a permanent and visible sign located in a conspicuous place at the service panel to identify each panel space reserved to support electric vehicles.
 - (iii) Accessible Facilities
 - Accessible electric vehicle charging stations shall be located within 100 feet of the building or facility entrance and connect to a barrier-free accessible route of travel.
- 4. Urban Context Area Standards
 - a. Required Parking for Nonresidential Uses
 - (i) Parking Ratios Not Required
 - (a) There are no required parking ratios for developments with a total structure size of less than 2,500 square feet.
 - (b) For developments with a total structure size of 2,500 square feet or more, the amount of required off-street parking shall be determined through a parking study submitted with a site plan.
 - (ii) On-Street Parking
 - (a) On-street parking consists of parking spaces located in a public or private right-of-way, accessed from the street.
 - (b) Each parking space that is in a public right-of-way abutting the lot may count as a required parking space for the purpose of meeting the requirements of this Section.
 - (c) Each parking space must be on a paved area abutting or within the public right-of-way. If it is in a public right-of-way, then it shall not prohibit or limit access for emergency service vehicles as required by the Director of Building and Safety.
 - (iii) Availability of Public Parking
 - (a) The parking requirements of this Section may be met if a property has available to it a supply of existing public parking spaces in off-street public parking lots or structured parking facilities.
 - (b) The required parking area must be within a maximum walking distance of 500 feet from the proposed use.
 - b. Parking Placement
 - (i) No more than 25 percent of parking shall be located in the front of the building. The balance of the parking spaces shall be provided behind or next to the building as on-street parking or public parking in accordance with 24.04.050.D.1.b and 24.04.050.D.1.c.
- 5. Corridor Context Area Standards
 - a. Parking Ratios Not Required
 - (i) A parking study may be provided in conjunction with a site plan to specify the amount of

required off-street parking.

D. Loading and Vehicle Stacking

1. Purpose

The purposes of this Section are to:

- a. Ensure that adequate loading facilities are provided for newly created land uses;
- b. Establish standards and regulations for safe and well-designed loading and unloading to minimize conflicts between pedestrians and vehicles within parking areas and surrounding land uses; and
- c. Minimize other impacts associated with loading/unloading operations.

2. Applicability

- a. Any new nonresidential building, structure, use, redeveloped site, or enlarged or expanded existing building or use as identified in Table 02.04-2: Use Table, must meet this Section's requirements unless specifically exempted.
- b. This Section does not apply to residential, accessory, or temporary uses.

3. Universal Standards

a. Loading

(i) Generally

The required number of off-street loading spaces is determined by gross floor area. Outdoor storage, sales, or display areas must be added to gross floor area if these areas contain materials that are received or distributed by trucks. If a development has more than two uses, the off-street loading space requirement is the highest number of spaces required by any one use. Required loading spaces follow the standards provided in .

Table 04.01-4: Loading Requirements

Use	Floor Area Square Footage	Number of Loading Spaces Required
Nonresidential Uses	<5,000	None
	5,000 – 25,000	1
	25,001 – 75,000	2
	75,001 – 150,000	3
	>150,000	4 + 1 per 100,000 square feet above 150,000 square feet

(ii) Location

A loading space is:

- (a) Located within the same development as the building or use served;
- (b) Prohibited from projecting into a sidewalk, street, or public right-of-way;
- (c) Prohibited from being located between the front building line and the front property

- line;
- (d) Located to the rear or side of the building in a visually unobtrusive arrangement;
- (e) Set back a minimum distance of 100 feet from any adjacent residential zoning district or use unless completely enclosed by building walls, a uniformly solid wall, or any combination of the two; and
- (f) Set back a minimum distance of 40 feet from any public street, nearest point of intersection on any two streets or highway, or front property line.
- (iii) Dimensions
 - (a) Unless otherwise specified, all off-street loading spaces shall have a minimum dimension of 12 feet by 35 feet and an overhead clearance of 15 feet.
 - (b) In no case shall required off-street loading spaces encroach upon off-street parking spaces required by this Section, or upon the public right-of-way.
- (iv) Maneuvering
 - (a) Each maneuvering area for loading spaces must not conflict with parking spaces or with the maneuvering areas for spaces.
 - (b) A maneuvering area must be located on-site and have a minimum of 40 feet for spaces serving delivery vehicles.
- (v) Design
 - (a) Each loading space shall minimize conflicts with other vehicular, bicycle, and pedestrian traffic.
 - (b) Loading spaces shall be designed so that vehicles shall maneuver entirely within the property lines of the premises and not on public right-of-way.
 - (c) Any loading areas not enclosed shall be permanently paved with asphalt or concrete pavement.
 - (d) A 6-inch header curb must be constructed to separate a loading area from public right-of-way.
 - (e) Screening requirements in 24.04.010.F apply to loading facilities and shall prevent direct views of the loading facilities and their driveways from adjacent properties and public right-of-way.
- b. Stacking

The following minimum vehicle stacking requirements shall apply unless otherwise modified and approved by the Planning Commission. Additional stacking spaces may be required where trip generation rates suggest such spaces are needed. The Director of Planning shall review all stacking site plans and may approve them administratively when the proposal complies with the adopted minimum requirements. Proposals that include a modification to the minimum requirements, or that otherwise involve significant traffic or safety impacts as determined by the Director, shall be forwarded to the Planning Commission for consideration.

 - (i) Minimum Stacking Spaces

Off-street stacking spaces shall be as provided in .

Table 04.01-5: Minimum Stacking Requirements

Activity Type	Minimum Stacking Spaces	Measured From
---------------	-------------------------	---------------

Automated teller machine	2	Machine
Automobile service	1	Entrance to stall
Bank teller lane	3	Teller window
Carwash stall, automated	3	Entrance to wash bay
Carwash stall, self-service	2	Entrance to wash bay
Gasoline pump island	2	Pump island
Parking area, controlled entrance	4	Key code box
Pharmacy pickup	3	Pharmacy window
Restaurant drive-thru	4	Order box/ to pickup window
Other	Determined by City	

(ii) Stacking Design

- (a) Required stacking spaces shall be a minimum of 8 feet by 18 feet in size.
- (b) Stacking spaces shall not impede any traffic movement or movement into and out of parking spaces.
- (c) Stacking/drive-thru spaces shall not encroach upon or prohibit on-site dumpsters from being serviced.

(iii) Location of Stacking lane

Stacking lanes shall be located at the side or rear of buildings and shall be designed to prevent spill over traffic into access drive aisles or fire lanes.

4. Urban Context Area Standards

a. On-Street Loading

- (i) A loading space or any associated facility shall be located behind the building on-site or within an alley unless utilizing the street in which the building fronts.
- (ii) On-street loading is only allowed between the hours of 10:00 p.m. and 6:00 a.m.

E. Form Standards

1. Purpose

The purposes of this Section are generally to:

- a. Establish minimum standards for the appearance of development and corresponding architectural design and site elements that enhance property values, reflecting the interest of the City's general welfare.

- b. Promote development that provides variety and visual interest.
- c. Encourage the design of a developed environment that is built to human scale.
- d. Ensure buildings are compatible with the surrounding area and contribute to the unique community character of Edmond.
- e. Promote high standards in architectural design and creative, innovative, aesthetically pleasing structures.
- f. Create and maintain a positive ambiance and community image and identity by providing for building design treatments that enhance the visual appearance of applicable development and the quality of life in the City.
- g. Preserve and enhance a community character that conveys a positive, lasting impression on both residents and visitors;
- h. Provide buildings that are functional, safe, and attractive;
- i. Establish the physical and functional relationships between buildings and the public realm; and
- j. Prescribe the rules related to building massing, form, and design.

2. Applicability

- a. This Section applies to:
 - (i) All new development and redevelopment unless otherwise specified;
 - (ii) Additions over 10 percent of the gross floor area of the building or more than 2,500 square feet, whichever is more.

- b. Exemptions

This Section does not apply to:

- (i) Single-family or duplex residential buildings.

3. Universal Standards

- a. Generally

This Subsection establishes standards for multi-family residential and nonresidential development in 24.04.010.E.3.b and 24.04.010.E.3.c, respectively.

- b. Residential Development

All multi-family buildings (fourplexes, courtyard apartments, multiplexes, and multi-family residences) shall follow the requirements provided below.

- (i) Building Articulation

- (a) Horizontal wall planes longer than 40 feet in length shall be broken into vertical sections by a structural or ornamental facade offset (recess) with a minimum of 4 feet deep and 8 feet wide.
- (b) The height of those offsets is equal to the building's height or the offset.

Graphics requested by City staff for 24.04.030.C.2.a – Building Articulation

- (ii) Building Materials

Exterior building materials facing the public right-of-way shall not consist of:

- (a) Untreated or Unfinished Concrete Blocks;
- (b) Concrete Masonry Units (CMUs);
- (c) Corrugated Metal Siding; or
- (d) Galvanized Steel Siding.

- (iii) Building Colors

Building facades facing the public right-of-way shall not utilize colors which are:

- (a) Highly reflective;
- (b) Metallic; or
- (c) Fluorescent.
- (iv) Design Elements

Graphics requested by City staff for
24.04.030.C.2.d – Design Elements

- (a) A multi-family building is required to provide at least two of the following elements:
 - i. At least one dormer is provided for each roof plane over 1,000 square feet in area that faces a street. The dormer must be appropriately scaled for the roof plane and shall not be wider than the windows on the building elevation;
 - ii. All windows are emphasized through the use of molding around the windows, plant ledges, sills, shaped frames, awnings, shutters, or another similarly related architectural element;
 - iii. Downspouts associated with gutters are internally incorporated into the building's construction rather than attached to the building after the construction of the facade is complete; or
 - iv. Other similar architectural elements as approved by the Director.
- (b) Where the development is within 100 feet of a property zoned or developed for low-density residential use, no windows or other openings that allow visibility into the side or rear yard of an abutting residential property are permitted. Windows, such as a clerestory or a translucent window that do not allow visibility into the adjacent side or rear yard are allowed.
- (v) Multiple-Family Courts

A multiple-family dwelling or group of multiple-family dwellings with an inner or outer court shall comply with the following:

 - (a) Outer Court Width

The width of an outer court upon which windows open shall not be less than 10 feet, or equal to the height of the opposing structure or use, whichever is greater.
 - (b) Inner Court Width

The width of an inner court of a multiple-family dwelling shall not be less than two times the height of the lowest wall forming the court, but in no case shall it be less than 20 feet.
 - (c) Passageway for Inner Court

An open unobstructed passageway shall be provided at grade of each inner court. Such passageway shall not be less than 12 feet in width, have a clearance of not less than 12 feet in height and provide a straight and continuous passage from the inner court to a yard or open space having a direct connection with a public right-of-way.
- (vi) Amenities
 - (a) A multi-family development shall provide the minimum number of amenities as established in **Table 04.01-6**.
 - (b) Each unique amenity counts as one required amenity towards the requirements in **Table 04.01-6**. Multiples of the same amenity do not count towards unique amenities.
 - (c) To provide flexibility in development design, the Planning Director may approve different amenities that meet the purpose of this Subsection.

Table 04.01-6: Multi-Family Required Amenities

Number of Units	Required Amenities	Amenity Type
1 – 25	None	<ul style="list-style-type: none"> Swimming pool (min. 1,000 square foot surface area) with cooling deck (min. 10 feet wide in all areas) Jacuzzi or hot tub area (min. 100 square foot surface area) At least 4 barbeque grills or 1 grill per 100 units, whichever is greater, with shaded seating areas and built into a structure incorporated into an adjacent amenity (i.e., pool or gazebo) Ramada(s), arbor(s), and/or trellis(es) covering at least 1,000 square feet of recreation space Child play lot (min. 3,000 square foot area) with equipment specifically designed to meet the youth age cohort (0 – 12 years old) A splash pad (min. 1,000 square feet in area) A dog park (min. 5,000 square feet in area) that: <ul style="list-style-type: none"> Is enclosed by a minimum five-foot tall fence, not to be chain link in nature. Uses grass, wood chips, artificial turf, or a combination of the three as surface materials Provides at least 1 dog waste station that includes a bag dispenser and waste receptacle installed along the perimeter of the enclosure for every 2,500 square feet of the associated dog park Regulation-size volleyball, basketball, pickleball, tennis, or other similarly related playing court Golf putting green (min. 1,000 square feet) Fitness center/weight room (min. 1,000 square feet) Business center (min. 500 square feet) Media room/clubhouse (min. 1,000 square feet) Laundry room (min. 500 square feet) with at least 5 functional washers and dryers Enclosed bicycle station to repair and service bicycles Dog washing room (min. 300 square feet)
26 – 50	1	
51 – 100	2	
101 – 200	3	
201 – 300	4	
300 +	6 + 1 amenity for each 100 units after 300 units	

c. Nonresidential and Mixed-Use Development

All nonresidential or mixed-use buildings shall follow the requirements provided below.

- (i) Building Articulation
- (a) Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 100 hundred horizontal feet.
- (b) Ground floor facades that face public right-of-way shall have arcades, display windows, entry areas, awnings or other such features along no less than 60 percent of their horizontal length.
- (c) Building facades shall include a repeating pattern that includes at least three of the following elements:
- i. Color change;
 - ii. Texture change;
 - iii. Material module change;
 - iv. An expression of architectural or structural bays through a change in plane no less than one foot in width, such as an offset, reveal, or projecting rib;
 - v. Balconies; or
 - vi. Awnings.
- (d) At least one of elements of 24.04.010.E.3.c(i)(c), shall repeat horizontally. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.
- (ii) Building Materials
- (a) Exterior building materials facing the public right-of-way shall not consist of:
- i. Untreated or Unfinished Concrete Blocks or Concrete Masonry Units (CMUs);
 - ii. Corrugated Metal Siding;
 - iii. Tilt-up Concrete Panels; or
 - iv. Galvanized Steel Siding.
- (iii) Building Colors
- (a) Building facades facing the public right-of-way shall not utilize colors which are:
- i. Highly reflective;
 - ii. Metallic; or
 - iii. Fluorescent.
- (b) Building trim and accent areas shall not exceed 15 percent of the exterior facade.
- (iv) Roofs
- (a) Roof Material
- All roofs shall be covered with at least one of the following materials:
- i. Natural clay tiles;
 - ii. Slate;
 - iii. Concrete tiles, (with natural texture and color);
 - iv. Wood shakes or shingles (with adequate fire protection);
 - v. High-profile, three-dimensional asphalt/fiberglass shingles;

Graphics requested by City staff for
24.04.010.E.3.c.i – Building
Articulation

- vi. High-quality architectural hidden fastener or stamped metal (standing-seam, galvanized steel, copper, or zinc);
 - vii. Single-ply roofing membranes;
 - viii. Solar paneling; or
 - ix. Engineered green roof with plant materials in accordance with the *LID Manual*.
- (v) Windows

Where the development is within 100 feet of a property zoned or developed for low-density residential use, no windows or other openings that allow visibility into the side or rear yard of an adjacent residential property are permitted. Windows, such as a clerestory or a translucent window that do not allow visibility into the adjacent side or rear yard are allowed.
- (vi) Entryways
 - (a) Each structure shall have clearly defined, highly visible primary entrances featuring at least three of the following:
 - i. Canopies or porticos;
 - ii. Overhangs;
 - iii. Recesses/projections;
 - iv. Arcades;
 - v. Raised corniced parapets over the door;
 - vi. Peaked roof forms;
 - vii. Arches;
 - viii. Outdoor patios;
 - ix. Display windows;
 - x. Architectural details such as tile work and moldings integrated into the building structure and design; or
 - xi. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
 - (b) In multi-tenant buildings, all primary entrances shall comply with the above requirements.
- (vii) Walkways
 - (a) Continuous unobstructed walkways at least 8 feet in width shall be provided from the sidewalk or public right-of-way to the primary entrances on the site. Walkways shall connect focal points of pedestrian activity such as transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for at least 50 percent of the length of the walkway.
 - (b) Walkways of at least 8 feet in width shall be provided along the length of any building facade with an entrance, and along any facade abutting a parking area. These walkways shall maintain a minimum of 5 feet of unobstructed clear space at all times.
 - (c) Walkways shall provide weather protection features such as awnings or canopies within 30 feet of all entrances.
 - (d) All walkways shall be distinguished from driving surfaces.
- (viii) Central Features and Community Space

Each structure subject to these standards and 40,000 square feet or greater shall contribute to the establishment or enhancement of community and public spaces by providing at least two of the following features below. Any such feature shall have direct access to the public sidewalk network and shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

- (a) Patio/seating area;
- (b) Pedestrian plaza with benches;
- (c) Transportation center;
- (d) Window shopping walkway;
- (e) Outdoor playground area;
- (f) Kiosk area;
- (g) Enhanced landscape area;
- (h) Water feature;
- (i) Public art; or
- (j) Other such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the Director, adequately enhances such community and public spaces.

4. Urban Context Area Standards

a. Generally

(i) Frontage Types

In Urban Context areas, all development shall provide one of the following frontages as provided in .

- (a) Exception: These regulations do not apply to single-family or duplex residential buildings.

Table 04.01-7: Frontage Type Applicability

Zoning District → Frontage Type ↓	Urban – Core	Urban – Transition	Urban – Edge
Arcade	✓	✓	
Shopfront	✓	✓	
Forecourt		✓	
Stoop	✓	✓	✓
Porch		✓	✓
Open Yard		✓	✓
Terrace		✓	✓

(b) Arcade

i. Description

In the Arcade frontage type, a covered walkway with or without habitable space above encroaches over a sidewalk or walkway. An Arcade shall be used to provide pedestrian circulation along a frontage and extend far enough from the building to provide adequate protection and circulation space for pedestrians. An Arcade is intended for buildings with ground-floor commercial uses and is common along public courtyards and walkable streets.

ii. Form Requirements

Table 04.01-8: Arcade Form Requirements Summary

Form Requirements		
A	Depth, Clear (min.)	8 ft
B	Ground Floor Height (min.)	11 ft
C	Upper Floor Height (min.)	9 ft
D	Height (max.)	2 stories with encroachment
E	Setback from Back of Curb (min.)	2 ft
F	Width (min.)	75% of façade width

iii. Miscellaneous Requirements

- (1) Arcade frontages shall be used with the standards for the Shopfront frontage type. In case of a conflict between them, the Arcade frontage-type standards prevail.
- (2) Arcades shall have a consistent depth along a frontage.
- (3) Arcades with more than two floors of habitable space above the colonnade shall not encroach onto a public right-of-way and shall be located to abut the right-of-way.

Figure 04.01.10: Arcade - Vertical Dimensions Diagram (Profile View)

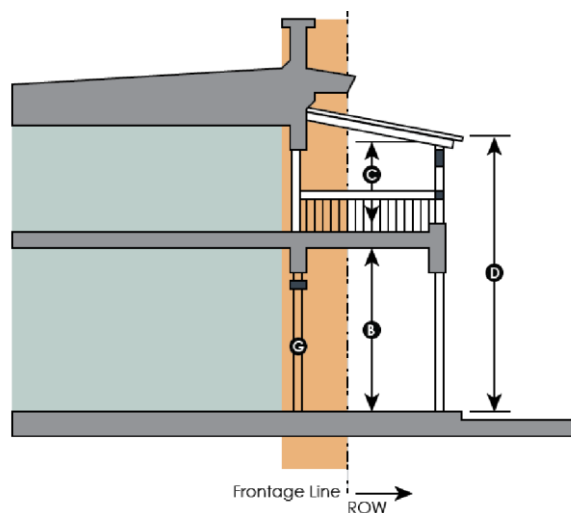
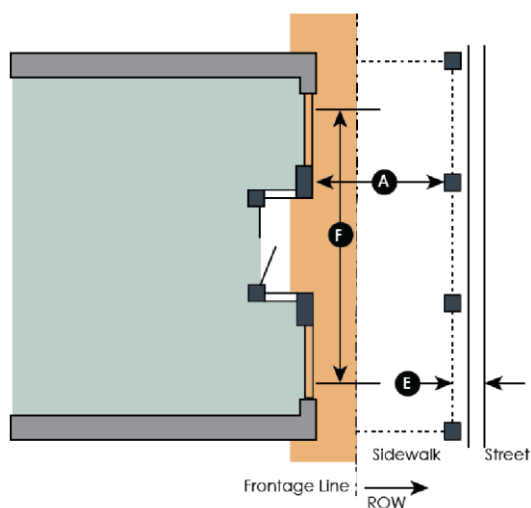


Figure 04.01.11: Arcade - Horizontal Dimensions Diagram (Aerial View)



(c) Shopfront

i. Description

In the Shopfront frontage type, the front façade of the building is at or near the frontage line with an at-grade entrance along the public right-of-way. The Shopfront frontage also includes a canopy or awning element that overlaps the sidewalk along the majority of the frontage. The canopy is a structural cantilevered shed roof, and the awning is canvas or similar material and is often retractable. A Shopfront may be used in conjunction with other frontage types.

ii. Form Requirements

Table 04.01-9: Shopfront Form Requirements Summary

Form Requirements		
A	Distance between Glazing (max.)	2 ft
B	Depth of Recessed Entries (max.)	5 ft
Canopy/Awning		
C	Depth (min.)	4 ft
	Width, Cumulative (min.)	70% of façade width
D	Setback from Back of Curb (min.)	2 ft
E	Height, Clear (min.)	8 ft

iii. Miscellaneous Requirements

- (1) Doors may be recessed as long as the front facade is located between the minimum and maximum front setbacks.
- (2) Windowsills shall be located at a maximum of 30 inches above the finished grade at the building line.
- (3) Awnings shall provide a minimum horizontal spacing of 3 feet to streetscape tree plantings.

Figure 04.01.12: Shopfront - Vertical Dimensions Diagram (Profile View)

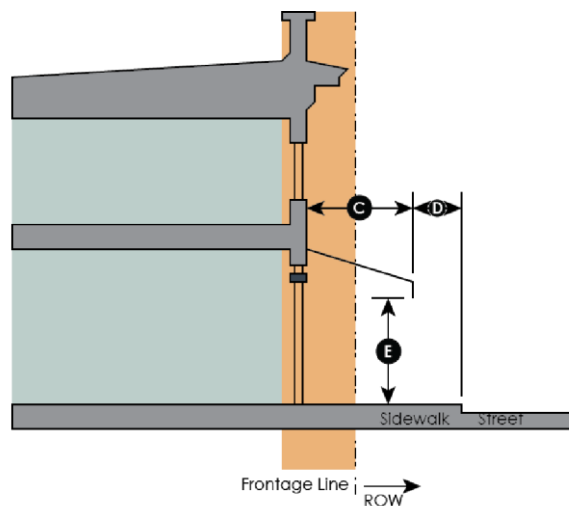
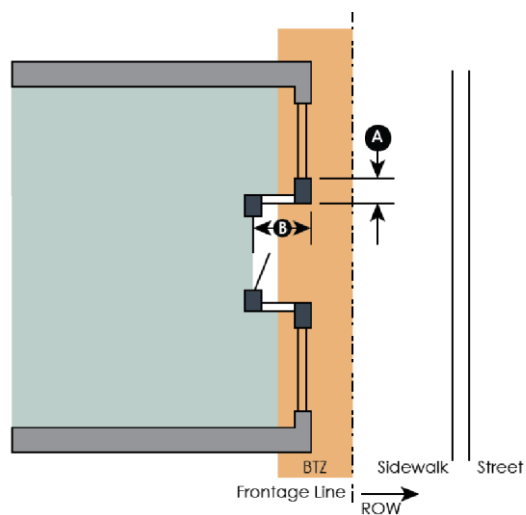


Figure 04.01.13: Shopfront - Horizontal Dimensions Diagram (Aerial View)



(d) Forecourt

i. Description

In the Forecourt frontage type, the primary portion of the building's front facade is at the front setback while a small percentage is set back, creating a courtyard space. This space can be used as an entry court or garden space or for outdoor seating, dining, or retail.

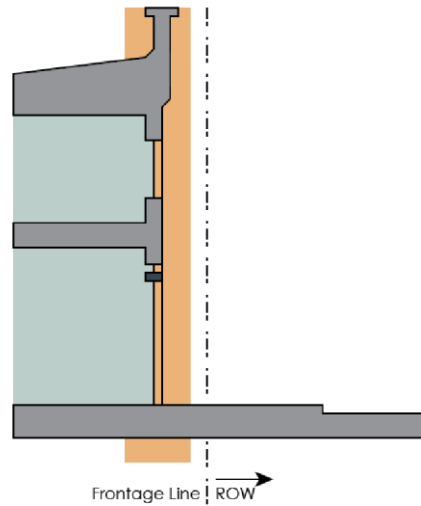
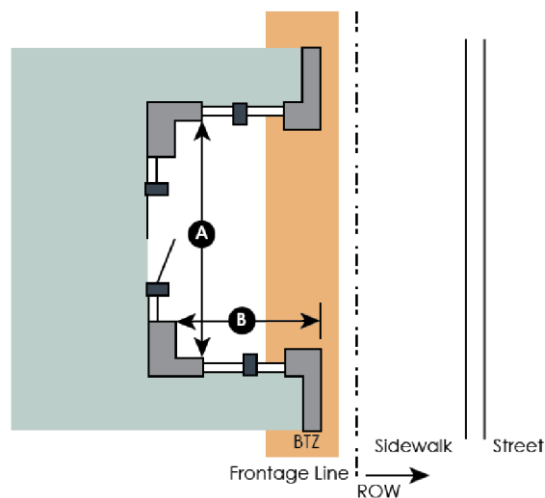
ii. Form Requirements

Table 04.01-10: Forecourt Form Requirements Summary

Form Requirements		
A	Width (min.)	12 ft
B	Depth (min.)	12 ft

iii. Miscellaneous Requirements

- (1) Forecourts are especially useful along larger, more auto-dominant thoroughfares to provide well-shaped, intimately sized public outdoor spaces.
- (2) The proportions and orientation of courtyard spaces shall be carefully considered for solar orientation and user comfort to facilitate in the provision of shade, shelter and safety.

Figure 04.01.14: Forecourt - Vertical Dimensions Diagram (Profile View)**Figure 04.01.15: Forecourt - Horizontal Dimensions Diagram (Aerial View)**

(e) Stoop

i. Description

In the Stoop frontage type, the front facade of the building is at the front setback and the elevated stoop projects forward. The Stoop is elevated above the sidewalk to ensure privacy within the building. The Stoop is usually composed of stairs and a landing.

ii. Form Requirements

Table 04.01-11: Stoop Form Requirements Summary

Form Requirements		
A	Width, Clear (min./max.)	5 ft/8 ft
B	Depth, Clear (min./max.)	5 ft/8 ft
	Height, Clear (min.)	8 ft
C	Height (max.)	1 story
D	Finish Level above Sidewalk (min.)	1.5 feet

iii. Miscellaneous Requirements

- (1) A Stoop is appropriate for residential uses with small setbacks.
- (2) Stoops may extend forward of the minimum front setback line and into the right-of-way, as long as a 6-foot minimum clear zone for pedestrians is maintained on the sidewalk.
- (3) Stairs may be perpendicular or parallel to the building facade.
- (4) Entry doors may be covered or recessed to provide shelter from the elements.
- (5) Gates are not allowed.
- (6) All doors shall face the street.
- (7) For commercial uses, entrances with steps, such as stoops, are not considered accessible. Where a change in level exists, an accessible route such as a ramp or other compliant means shall be provided in accordance with the ADA Standards, Chapter 11 of the IBC, and ICC A117.1.

Figure 04.01.16: Stoop - Vertical Dimensions Diagram (Profile View)

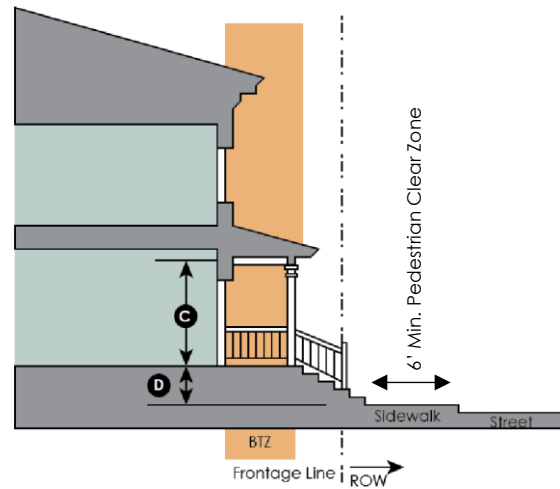
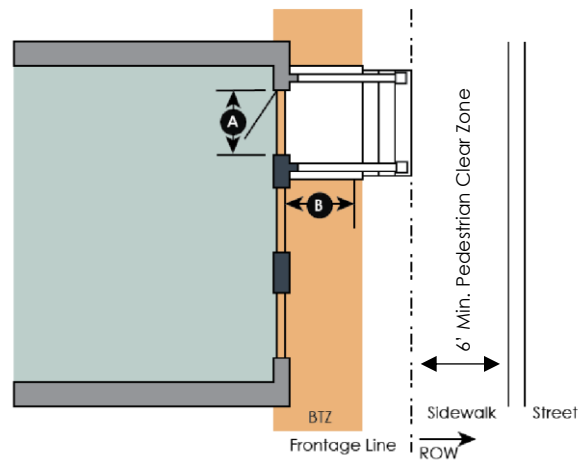


Figure 04.01.17: Stoop - Horizontal Dimensions Diagram (Aerial View)



(f) Porch

i. Description

In the Porch frontage type, the front facade of the building is at the front setback and the porch projects forward. The Porch is used to access a first floor that is elevated above the sidewalk to ensure privacy within the building. A Porch is large enough to function as an outdoor living space. Stairs from the porch may descend forward or to the side. Porches may extend forward of the front setback.

ii. Form Requirements

Table 04.01-12: Porch Form Requirements Summary

Form Requirements		
A	Width, Clear (min.)	8 ft
B	Depth, Clear (min.)	6 ft
C	Height, Clear (min.)	8 ft
D	Height (max.)	2 stories
E	Finish Level above Sidewalk (min.)	1.5 ft

iii. Miscellaneous Requirements

- (1) Stairs from the Porch may extend into the right-of-way, as long as a 6-foot minimum clear zone for pedestrians is maintained on the sidewalk.
- (2) For commercial uses, entrances with steps, such as porches, are not considered accessible. Where a change in level exists, an accessible route such as a ramp or other compliant means shall be provided in accordance with the ADA Standards, Chapter 11 of the IBC, and ICC A117.1.

Figure 04.01.18: Porch - Vertical Dimensions Diagram (Profile View)

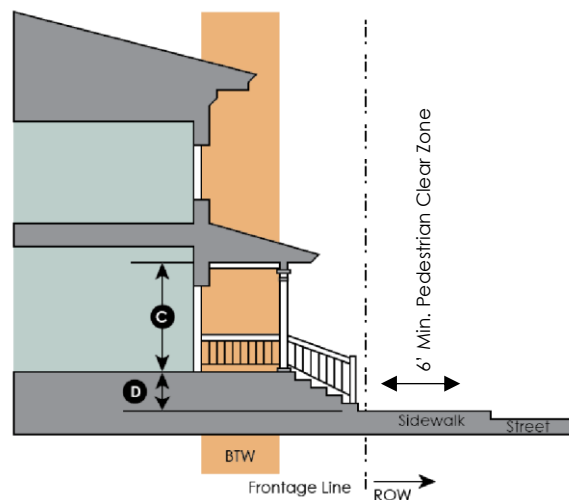
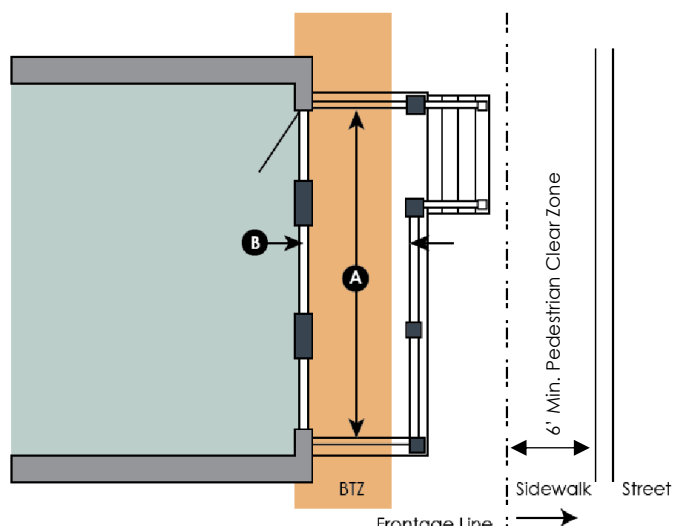


Figure 04.01.19: Porch - Horizontal Dimensions Diagram (Aerial View)



(g) Open Yard

i. Description

In the Open Yard frontage type, a landscaped yard separates the building and the street. It is intended for areas with moderate to considerable setbacks. It is also appropriate for areas transitioning from urban to a more suburban frontage context.

ii. Form Requirements

Table 04.01-13: Open Yard Form Requirements Summary

Form Requirements		
A	Finish Level above Sidewalk (min.)	1 ft

iii. Miscellaneous Requirements

None.

Figure 04.01.20: Open Yard - Vertical Dimensions Diagram (Profile View)

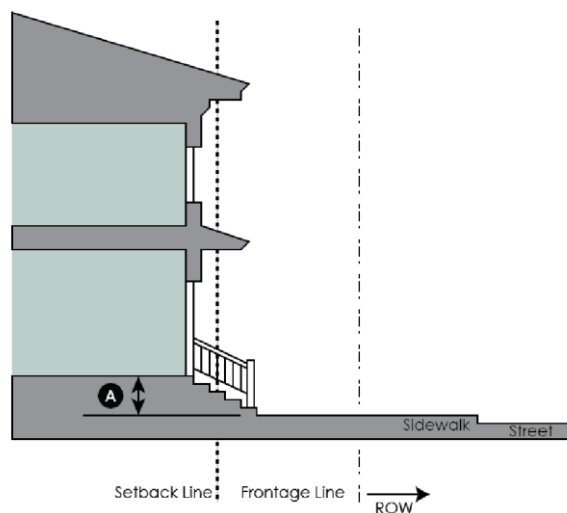
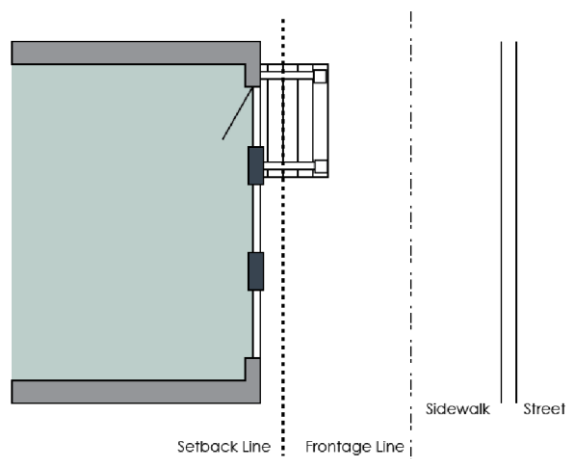


Figure 04.01.21: Open Yard - Horizontal Dimensions Diagram (Aerial View)



(h) Terrace

i. Description

In the Terrace frontage type, the building facade is set back from the property line by an elevated terrace. This frontage element type tends to buffer residential uses from sidewalks and removes the private yard from public encroachment. Terraces are suitable for use or conversion to outdoor dining.

ii. Form Requirements

Table 04.01-14: Terrace Form Requirements Summary

Form Requirements		
A	Depth (min.)	8 ft
B	Length (min.)	25% of frontage
C	Finish Level Above Sidewalk (min.)	1.5 ft

iii. Miscellaneous Requirements

If used for outdoor dining, a low fence or garden wall shall be required to designate the dining area.

Figure 04.01.22: Terrace - Vertical Dimensions Diagram (Profile View)

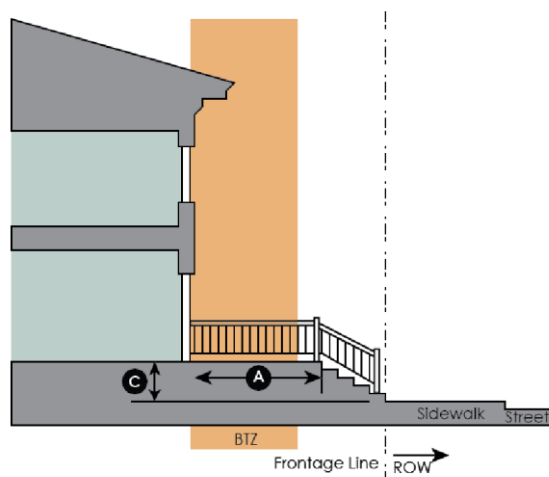
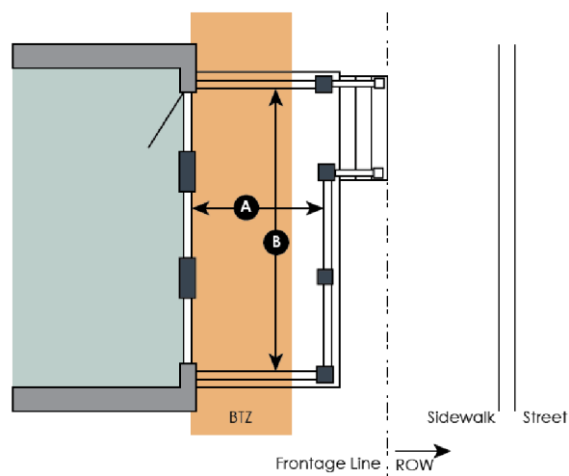


Figure 04.01.23: Terrace - Horizontal Dimensions Diagram (Aerial View)



b. Residential Development

In Urban Context areas, all multi-family buildings (fourplexes, courtyard apartments, multiplexes, and multi-family residences) shall follow the requirements provided below.

Table 04.01-15: Residential Form Standards Applicability

Key	● = required X = prohibited		
	Urban – Core	Urban – Transition	Urban – Edge
Zoning District → Standard ↓			
Building and Site Design			
Buildings shall provide a rectilinear form with a clear base, middle, and top	●	●	
Parking, including off-street parking, is permitted; however, it shall not be located between the building and the right-of-way and must be fully screened from view of the right-of-way	X	X	
Stairwells between floors and corridors providing access to units shall be placed in the interior of the building and shall not be visible with the exception of the exit doors and may or may not be conditioned	●	●	
A minimum of 75% of all units must provide balconies or patios containing at least 50 square feet in size and shall be a minimum of 5 feet in depth	●	●	●
Roof			
Roof Style			
Gabled/pitch			
Gambrel			
Flat			
Mansard	X	X	
Shed	X		
Windows			
Fenestration			

Key	● = required X = prohibited		
Zoning District → Standard ↓	Urban – Core	Urban – Transition	Urban – Edge
All ground floor facades fronting a public street shall have windows covering at least 50% of the façade area.	●	●	
Glazing			
Ground floor windows: Visible Transmittance (VT) of 0.6 or higher	●	●	
Ground floor windows: Visible Transmittance (VT) of 0.4 or higher	X	X	
Upper floor windows: Visible Transmittance (VT) of 0.4 or higher	●	●	

c. Nonresidential Development

In Urban Context areas, all nonresidential development shall follow the requirements provided in **Table 04.01-16: Nonresidential Form Standards Applicability**.

Table 04.01-16: Nonresidential Form Standards Applicability

Key	● = required X = prohibited		
Zoning District → Standard ↓	Urban – Core	Urban – Transition	Urban – Edge
Facades and Exterior Walls			
Buildings shall provide a rectilinear form with a clear base, middle, and top	●	●	
Facades fronting public streets shall maintain the traditionally prevalent and consistent façade treatment that may be expressed through changing materials, or color, or by using design elements such as fenestration, columns, and pilasters, or by varying the setback of portions of the building façade.	●	●	
Roof Style			
Gabled/pitch	X		
Gambrel	X	X	

Key	● = required X = prohibited		
	Urban – Core	Urban – Transition	Urban – Edge
Zoning District → Standard ↓			
Flat	●		
Mansard	X	X	
Shed	X		
Hip	X		
Windows			
Fenestration			
All ground floor facades fronting a public street shall have windows covering at least 50% of the façade area.	●	●	
Glazing			
Ground floor windows: Visible Transmittance (VT) of 0.6 or higher	●	●	
Ground floor windows: Visible Transmittance (VT) of 0.4 or higher	X	X	
Upper floor windows: Visible Transmittance (VT) of 0.4 or higher	●	●	

F. Screening

1. Purpose

The purposes of this Section are to:

- Minimize conflicts between potentially incompatible land uses and development on abutting property;
- Mitigate possible adverse impacts of nonresidential development abutting residential development;
- Ensure that screening is attractive and in character with the neighborhood; and
- Distinguish screening and fencing from each other by clearly defining the two terms and applying specific standards to each term.

2. Applicability

- This Section applies to:
 - All new development and redevelopment unless otherwise specified; and

- (ii) Additions or exterior alterations that increase impermeable surface of the site by 10 percent or more than 2,500 square feet, whichever is less.

b. Exemptions

This Section does not apply to:

- (i) Low-density residential buildings.

3. Universal Standards

Every development shall provide sufficient screening as established in and, unless otherwise specified.

a. Screening Requirements

- (i) Required screening shall be as provided in **Table 04.01-17**. For the purpose of this table, “Low-Density Residential” includes single-family, duplex, and triplex residential buildings.
- (ii) Screening shall be installed along the shared lot line, on the property of the use required to provide screening.

Table 04.01-17: Screening Applicability

Use Required to Install Screening → Abutting Use ↓	Low-Density Residential	High-Density Residential	Commercial	Industrial
Low-Density Residential	-	B	B	C
High-Density Residential	-	-	A	C
Commercial	-	-	-	C
Industrial	-	-	-	-
Key	A = Type A Screening B = Type B Screening C = Type C Screening - = No Screening Required			

b. Screen Types

- (i) There are three screen types, which graduate in intensity (low, moderate, and heavy). Multiple options are provided for each screen type. The following screen types are provided in and are used as the basis for the screening requirements provided in this Section.
 - (a) Low Intensity Screen Type – contributes to the aesthetics of the development site and provides a pleasant visual break.
 - (b) Moderate Intensity Screen Type – mitigates impacts such as noise, provides a vegetative barrier and helps transition between low- and high- intensity developments.
 - (c) Heavy Intensity Screen Type – dampens noise, vibration, dust and similar potential adverse impacts of adjacent industrial development activities with vegetation and

height elements that improve visual appeal from the public view and adjoining development.

- (ii) All trees installed as an element of a Screen Type shall be Type 1 or 2 shade trees unless otherwise approved by the Planning Commission.
- (iii) Shrubs installed as an element of a Screen Type shall be Type 3 deciduous or conifer shrubs with a minimum height at maturity of 6 feet to achieve the intended screen.

Table 04.01-18: Screening Types

Screening Types		
Screen Type	Composition Options	Minimum Specifications
A: Low Intensity	Tubular-Steel/Wrought Iron Fence with Trees	<ul style="list-style-type: none"> Minimum 6-foot-tall tubular steel/wrought iron fence with masonry columns at 20 feet on center 1 tree per 30 linear feet
	Masonry Wall	<ul style="list-style-type: none"> Minimum 6-foot-tall masonry wall
	Vegetative Wall	<ul style="list-style-type: none"> Minimum 6-foot-tall vegetative wall with evergreen plantings
	Shrubs	<ul style="list-style-type: none"> Continuous 6-foot-tall evergreen shrubs spaced at a maximum of 5 feet on center
	Berm	<ul style="list-style-type: none"> Minimum 6-foot-tall slope peak with a maximum slope ratio of 3 feet of horizontal plane for each one foot of vertical height
B: Moderate Intensity	Tubular-Steel/Wrought Iron fence with Trees and Shrubs	<ul style="list-style-type: none"> Minimum 6-foot-tall tubular-steel/wrought iron fence with masonry columns at 20 feet on center 1 tree per 20 linear feet Continuous 6-foot-tall evergreen shrubs spaced at a minimum of 3 feet on center
	Masonry Wall with Trees	<ul style="list-style-type: none"> Minimum 6 ft tall masonry wall 1 tree per 25 linear feet
	Shrubs with Trees	<ul style="list-style-type: none"> Continuous 6-foot-tall evergreen shrubs spaced at a maximum of 5 feet on center 1 tree per 30 linear feet
	Berm with Trees	<ul style="list-style-type: none"> Minimum 6-foot-tall slope peak with a maximum slope ratio of 3 feet of horizontal plane for each one foot of vertical height 1 tree located at the base between 2 slopes

C: Heavy Intensity	Masonry Wall with Trees and Shrubs	<ul style="list-style-type: none"> • Minimum 8-foot-tall masonry wall • 1 tree per 15 linear feet, staggered into two rows
	Berm with Trees and Shrubs	<ul style="list-style-type: none"> • Minimum 6-foot-tall slope peak with a maximum slope ratio of 3 feet of horizontal plane for each one foot of vertical height • 1 tree located at the base between 2 slopes • Continuous 3-foot-tall evergreen shrubs spaced at a minimum of 3 feet on center

c. Screening Certain Development Features

(i) Mechanical Equipment

(a) Ground-Mounted Mechanical Equipment

- i. All mechanical equipment, such as air conditioning compressors shall be located on the ground to the fullest extent possible.
- ii. All ground-mounted mechanical equipment shall be screened by an enclosure of sufficient height that the equipment is not visible from the public right-of-way or abutting properties zoned or platted for Low-Density Residential uses.
- iii. The enclosure shall provide minimum separation as defined by the manufacturer's requirements for the particular equipment to be screened.
- iv. The top of the enclosure may be left open.

(b) Roof-Mounted Mechanical Equipment

- i. Where it is impractical to locate mechanical equipment on the ground, such equipment may be located on the roof, provided it is screened from view of the public right-of-way.
- ii. Screening of rooftop mechanical equipment shall be accomplished solely by increasing the height of parapet walls on all necessary sides of the roof. Freestanding enclosures, sheds, or other structures built on the roof for the purpose of screening shall not be permitted.

(c) Wall-Mounted Mechanical Equipment

- i. Wall-mounted mechanical equipment shall be screened using the provisions in this section or by using architectural features that accomplish the same mitigation purpose(s).

(d) Utility Meters

- i. Utility meters may be screened from view of public right-of-way, provided all access and clearance requirements are met.

(ii) Parking Areas

- (a) The parking area for more than six vehicles shall be screened using a Type B: Moderate Intensity screening measure (see 24.04.010.F.3.b(i)(b)).
- (b) The fence or wall shall be constructed and maintained in good condition along the applicable lot line or paving line and shall continue up to, but not beyond, the abutting residential building side yard setback line.

d. Screening Maintenance

The property owner is responsible for maintaining the screening.

G. Fencing

1. Purpose

The purposes of this Section are to:

- a. Minimize conflicts between potentially incompatible land uses and development on abutting property;
- b. Maintain fences by recognizing their use to create privacy;
- c. Ensure that fences are attractive and in character with the neighborhood; and
- d. Distinguish fencing and screening from each other by clearly defining the two terms and applying specific standards to each term.

2. Applicability

a. Generally

This Section applies to all development in the following circumstances unless otherwise specified.

(i) New Construction

The construction of a new fence;

(ii) Extension

Any extension of an existing fence; or

(iii) Replacement

- (a) Replacement of an existing fence that is a different size, at a different location, or of a different material (e.g., a chain link fence being replaced by a wood privacy fence); or

- (b) Replacement of 50 percent or more of the linear length of an existing fence.

b. Exemptions

This Section exempts:

- (i) Replacement of less than 50 percent of the linear length of an existing fence, except that the portion being replaced shall not:
 - (a) Impede visibility at the sight triangle;
 - (b) Impede a natural drainageway;
 - (c) Be located in certain utility easements that require gated access; or
 - (d) Encroach abutting property lines.

3. Universal Standards

a. Generally

- (i) Fences are not required for any property within the corporate limits; however, when fences are provided, they shall follow the requirements of this Section.
- (ii) No fence shall be allowed in the public right-of-way.
- (iii) No fence shall conflict with the sight triangle requirements of 24.04.010.B.6.
- (iv) No fence shall be erected on any property without the consent of all owners of the property.
- (v) Fences shall not encroach onto adjoining property not owned by the owner of the fence, nor shall any fence encroach upon any right-of-way unless specified otherwise.
- (vi) Fences may be located directly adjacent to existing fencing or attached to such fencing with the consent of the fence owner.

- (vii) Every fenced enclosure constructed under the provisions of this Section shall have at least one gate in its perimeter.
 - (viii) No privacy, opaque, or other sight-proof fencing shall be allowed within a required front yard.
 - (ix) All fences constructed under the provisions of this Section shall be maintained so as to comply with the requirements of this Section at all times. The City may order the repair or removal of a fence if it is more than 5 percent damaged or leaning 10 degrees from vertical. Fences shall be repaired in compliance with the provisions of this Section.
 - (x) A landscape buffer, minimum 5 feet in width, shall be required between fences and property lines on street frontages for:
 - (a) Any multi-family or commercial use where the fence is located along the front property line, or
 - (b) Any industrial use, when fencing is located across any street from residential or commercially zoned districts, or
 - (c) Any non-residential use wherein temporary or outdoor storage is permitted within the front yard.
- b. Fence Location
- (i) No fences exceeding 3 feet in height shall be allowed in the required front yard in any residential district.
 - (ii) For all nonresidential zoning districts, fences erected in the front yard shall not exceed 8 feet in height.
 - (iii) A fence that does not cross any portion of the front yard may begin on a rear or side property line at the full height of the fence, but shall not exceed 8 feet in height from the ground below the fence.
 - (iv) A fence may be located in the rear or side yard, but shall be in compliance with other regulations of this Section.
 - (v) Fences shall not impede the normal flow of stormwater and shall not cross an open drainage channel.
 - (vi) Fences shall not be constructed over, or encroach into a public access easement.
- c. Fence Design
- The following design standards apply to any new or replacement of any fence where the length of the replacement exceeds 50 percent of the length of the existing fence.
- (i) Height
The maximum fence height shall be 8 feet above average grade.
 - (ii) Finished Surface
 - (a) The fence's finished surface shall face outward from the property.
 - (b) Posts and support beams shall be inside the finished surface or designed to be an integral part of the finished surface.
 - (iii) Razor Wire Fences
The use of razor wire on a fence is prohibited, unless otherwise specified in the context area standards below.
 - (iv) Barbed Wire Fences
Barbed wire fences are prohibited in all context areas and zoning districts, unless otherwise specified in the context area standards below.

4. Rural Context Area Standards
 - a. Barbed wire fences are allowed in the R-AG zoning district.
 - b. Permitted barbed wire fences shall not be placed within 5 feet of a sidewalk or within 5 feet of a street right-of-way where a public sidewalk does not exist.
5. Suburban Context Area Standards
 - a. In the S-FI district, razor wire strands may be placed on top of permitted fences and screening devices for the purpose of security from theft, entry, and hazards around industrial sites, provided the top strand is no taller than 12 feet nor the bottom strand lower than 8 feet from the adjacent grade line.

H. Outdoor Lighting

1. Purpose

The purposes of this Section are to:

- a. Allow the use of outdoor lighting for night-time safety, utility, security, productivity, enjoyment, and commerce;
- b. Minimize adverse off-site impacts of outdoor lighting; and
- c. Encourage outdoor lighting that is functional, aesthetically pleasing, and complementary to the architectural style of buildings or settings.

2. Applicability

a. Generally

This Section applies to all outdoor lighting within the corporate limits. All outdoor lighting installed after the effective date of this UDC shall comply with this Section.

b. Exemptions

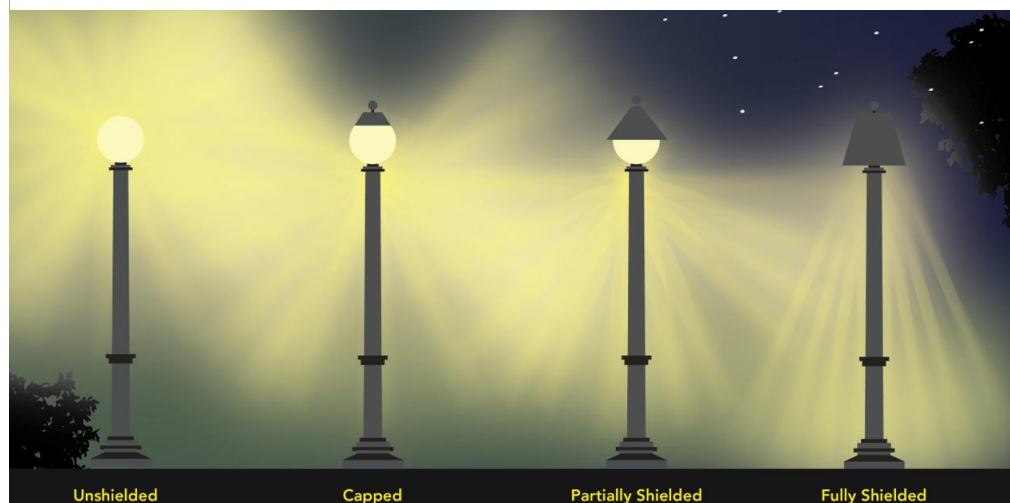
The following are exempt from the regulations in this Section unless specified otherwise:

- (i) Single-family, duplex, triplex, dwellings are exempt from the outdoor lighting plan requirements, but when lighting is provided, it is subject to the standards of this Section.
- (ii) Street lighting that is subject to the standards of the Oklahoma Department of Transportation (ODOT) and the City.
- (iii) Decorative lights less than 36 inches in height, with a maximum initial lamp output of 1,500 lumens.
- (iv) Holiday lighting displayed for no more than a cumulative total of three months per year.
- (v) Emergency/warning lights.
- (vi) City-owned facilities, provided these uses meet the following standards:
 - (a) The luminaire angle from a lighting source that illuminates a recreational use may exceed an angle of zero degrees only to the extent necessary for lighting the use, provided that the luminaire is shielded to minimize spillover to surrounding properties;
 - (b) Maximum permitted illumination at the property line for a recreational use shall be 2 footcandles;
 - (c) Exterior lighting for a recreational use shall be extinguished as soon as possible after the event.
- (vii) Security lighting, provided the following standards are met:
 - (a) Building-mounted security lighting fixtures shall not project above the fascia or roof

line of the building and shall be shielded. Such fixtures and shields shall be painted to match the surface to which they are attached or shall otherwise be of a harmonious color.

- (b) Security fixtures shall not be substituted for parking area or walkway lighting and shall be restricted to loading, storage, service, and similar locations.
- (viii) Outdoor recreation uses, provided the following standards are met:
 - (a) Lighting poles/pylons do not exceed 60 feet in height;
 - (b) Flickering or flashing lights is prohibited; and
 - (c) As-built lighting and photometric plans are submitted.
- 3. Universal Standards
 - a. Generally
 - (i) Lighting that illuminates or substantially interferes with the use or enjoyment of any other property is prohibited. Lighting unnecessarily illuminates another site if it exceeds the requirements of this Section.
 - (ii) Lighting Limitations
 - (a) Sensor technologies, timers, or other means to activate lighting when needed may be required by the City to conserve energy, provide safety, and promote compatibility.
 - (b) Energy efficient lighting shall be used to the maximum extent practicable.
 - (c) Lighting shall be distributed evenly to minimize extremes in luminance levels.
 - (d) All outdoor lighting shall meet the functional security needs of the proposed land use without adversely affecting surrounding properties and the natural environment.
 - b. Light Sources and Fixture Types
 - (i) All new and replacement light sources must be fully shielded (see Figure 01.01.4. Light Shielding). Light sources shall not be visible and shall be concealed or shielded to reflect down on the ground. Lighting must be configured to ensure that light does not spill or reflect onto adjacent properties or public areas.
 - (a) Exception: Light sources not exceeding 500 lumens for individual light fixtures, 150 lumens for individual lights in a light string (e.g., patio lights), and with a correlated color temperature of 3000 Kelvin or less are not required to be fully shielded.

Figure 04.01.24. Light Shielding



- (ii) Any fixture that interferes with traffic movement on public right-of-way or produces other traffic hazards is prohibited.
 - (iii) Light sources of limited spectral emission, such as low-pressure sodium or mercury vapor lights, are prohibited in all context areas and zoning districts.
 - (iv) Only incandescent, fluorescent, metal halide, LED, or color-corrected high-pressure sodium lamps shall be used. The same light source type shall be used for the same or similar types of lighting on any one site throughout any development.
- c. Light Color Temperature
 - (i) Light sources in residential zoning districts shall not exceed 3500 Kelvin in color temperature.
 - (ii) Light sources in nonresidential zoning districts shall not exceed 5000 Kelvin in color temperature.
- d. Light Confinement and Fixture Orientation
 - (i) All fixtures shall confine lighting to the subject site. Lighting that shines outward or upward to the sky and creates direct glare is prohibited.
 - (ii) Light spillover onto adjacent properties is prohibited.
 - (iii) Light fixtures shall be installed so that the luminaire angle is zero degrees (vertical to the ground).
 - (iv) Under-canopy or downcast, roof-mounted lights shall be recessed from the lowest point of the ceiling plane.
 - (v) Fixtures used to accent architectural features, landscaping, or art shall be located, aimed, or shielded to minimize light spill into the night sky.
 - (vi) Light fixtures used to illuminate flags, statues, or any other objects shall minimize glare beyond the illuminated object.
 - (vii) Light fixtures must be oriented so that no conflicts with landscaping occur.
 - (a) Light poles may not displace tree plantings.
 - (b) Overhead light fixtures shall be placed within paved locations, outside of landscaped areas.
- e. Lighting Height Standards
 - (i) Light fixtures mounted to a building or structure shall not exceed the height of the building or structure.
 - (ii) Freestanding light fixtures located in residential zoning districts shall be mounted no higher than 20 feet from the ground.
 - (iii) Freestanding light fixtures located in nonresidential zoning districts shall be mounted no higher than:
 - (a) Twenty-four (24) feet from the ground in parking areas, and
 - (b) Twelve (12) feet from the ground in non-vehicular pedestrian areas.
 - (iv) Light fixtures higher than the maximum heights specified in this Subsection, but not exceeding the maximum structure height in the applicable zoning district, are prohibited unless the Planning Director finds that such lighting is appropriate and necessary for the development, shall not adversely affect surrounding properties and is consistent with the purpose of the lighting standards.

I. Refuse Management**1. Purpose**

The purpose of this Section is to provide adequate provisions for on-site waste disposal and collection to promote safe and sightly development and provide for public health and welfare.

2. Applicability

This Section applies to all new nonresidential and multi-family residential development that requires commercial solid waste collection, and to existing nonresidential and multi-family residential development requiring updates or modification to existing commercial solid waste service.

3. Universal Standards**a. Generally**

- (i) Solid waste containers shall not be located in front of the main building.
- (ii) No container used for refuse collection, recycling, trash compaction, or the holding of grease shall be located in a yard abutting residential property. If the applicable use is surrounded by residential properties, then the container(s) shall be located a minimum of 25 feet from any side or rear property line.

b. Screening

- (i) All refuse facilities must be fully screened on all sides.
 - (a) Exception: In accordance with the City's Commercial Services Requirements, the Director of Public Works may waive the requirement for containers not visible from public right-of-way.
- (ii) Screening walls shall be constructed according to the standards of 24.04.010.F to fully occlude the facility inside, with the exception of gates which may provide partial visibility into the facility.
- (iii) Screening walls shall be the same color as those of the principle structure with which the screening is associated.

c. Design

- (i) The design of the approach, pad, and enclosure must meet the City's Commercial Services Requirements.
 - (a) Exception: For infill sites with development constraints, the Director of Public Works, or their designee, may approve alternative configurations.

4. Urban Context Area Standards**a. Shared Containers**

- (i) Shared containers may be used by multiple property owners provided the refuse management agreement is mutually agreed upon by a signed affidavit filed with the City.
- (ii) Shared dumpsters shall be located behind the building(s) within the rear property line.
- (iii) In no instance shall a shared container be located within an alley.
- (iv) Shared containers must be approved by the Director of Public Works or their designee.
- (v) Waste volume calculations must be performed based on the size and service interval of the container.
- (vi) No food service may share containers without written approval from the Director of Public Works or their designee.

b. Consolidated Containers

- (i) Where nonresidential properties are eligible for residential solid waste containers, but

dimensional constraints on facilities render all such properties maintaining individual containers infeasible, consolidation of facilities through shared commercial containers may be approved by the Director of Public Works.

J. Infill Development

1. Purpose

The purpose of this Section is to accommodate and encourage compatible development in existing developed areas, while reinforcing the established character of those areas and mitigating adverse impacts on adjacent properties.

2. Applicability

This Section applies to all development and redevelopment within Edmond's corporate limits unless otherwise specified.

3. Standards

a. Generally

- (i) Infill development of all types except single-family residential buildings shall strive to appear consistent with surrounding development in all respects of its design, construction, and arrangement on the site.

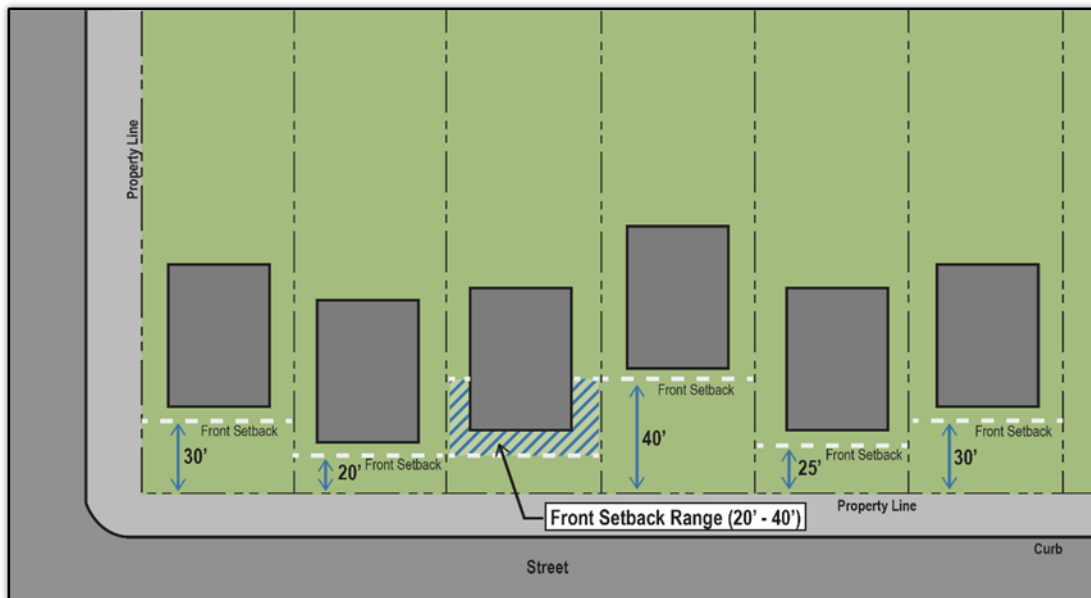
b. Form Standards

- (i) Infill development of all types except single-family residential buildings shall reflect the architectural styles on either side along the block face, including materials, colors, width, height, ornamentation, fenestration patterns, rooflines, and the arrangement and proportion of façade components

c. Lots and Setbacks

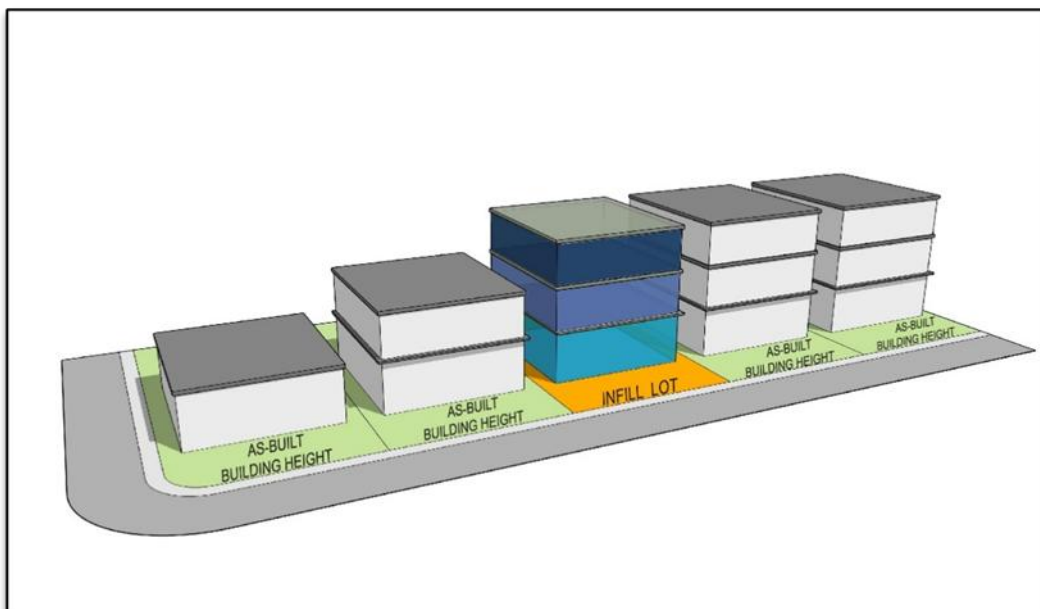
- (i) Generally, infill development lots shall meet the required minimum area for the zoning district in which they are located.
 - (a) The Director may, at their discretion, reduce the minimum lot size for an infill development lot by up to fifty percent (50%).
- (ii) The front setback for infill development shall be determined by assessing the as-built setbacks on the block face and building no nearer to the front lot line than the nearest on the block face, and no further from the front lot line than the furthest on the block face, as exemplified in Figure 04.01.25: Infill Development Setback Range.
- (iii) All other setbacks shall meet the zoning district's dimensional standards unless specified otherwise.

Figure 04.01.25: Infill Development Setback Range



4. Building height for infill development shall be determined by assessing the as-built heights on the block face and building no shorter than the shortest on the block face, and no taller than the tallest on the block face, as exemplified in Figure 04.01.26: Infill Development Building Height Range

Figure 04.01.26: Infill Development Building Height Range



5. Massing

Buildings shall either be similar in size or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures, if any, on the same block face, abutting or adjacent to the subject property, opposing block face or cater-corner block face at the nearest intersection.

6. Glare

Building materials and windows shall not create excessive glare nor create a significant adverse impact on the adjacent property owners, neighborhood, or community in terms of vehicular and pedestrian safety and enjoyment of views.

K. Accessory Buildings

1. Purpose

The purpose of these regulations is to ensure compatibility between accessory buildings and surrounding development, preserve neighborhood character and aesthetics, promote the general health and welfare of the community, support orderly development, and manage stormwater runoff from impervious surfaces, while supporting citizens being able to exercise their personal property rights.

2. Applicability

a. This Section applies to:

- (i) All new accessory buildings unless otherwise specified; and
- (ii) Any additions to an existing accessory building that increases the overall square footage or footprint of the structure.

b. This Section does not apply to:

- (i) Accessory buildings used for agricultural purposes in the Rural – Agricultural Preservation (R-AG) District.

3. Universal Standards

- a. The regulations in shall apply to all accessory buildings. For the purposes of this Section only, “residential lots”, whether platted or not, refers to single-family and duplex lots.
- b. No accessory building shall be constructed until a building permit for construction of the main building has been issued. Once the main building has been constructed, no accessory building shall receive a Certificate of Occupancy and be used unless the main building on the lot is also being used.
- c. Accessory buildings are prohibited within easements.
- d. Accessory buildings may only be used as an Accessory Dwelling Unit as permitted by 24.02.040.B. Use Table.
- e. Accessory buildings containing larger livestock (e.g., cows , hogs, horses, etc.) shall be located at least 150 feet from any existing dwelling on an adjacent property.
- f. Accessory buildings containing smaller livestock (e.g., chickens, ducks) shall comply with setback standards established in Table 04.01-19 below.

Table 04.01-20. Accessory Building Standards

	Residential Lots	All Other Lots
--	------------------	----------------

	Lots less than 20,000 sq. ft.	Lots 20,000 sq. ft. to 1 acre	Lots over 1 acre	
Maximum Floor Area of All Accessory Buildings Combined	All Accessory Buildings that are not a part of the main building shall not occupy more than 30 percent of the rear yard			
Maximum Height	Equal to or less than the main building	Equal to or less than the main building	N/A	Equal to or less than the main building
Minimum Front Setback	Behind the front façade of the main building			
Minimum Side and Rear Setback	5 feet if height does not exceed 12 feet; otherwise same standards as main building, except in S-RE District where 5 feet is allowed regardless of accessory building height		Same standards as the main building	

L. Performance Standards

1. Purpose

The purpose of this Section is to establish regulations that protect the public from the potential negative effects of intense nonresidential development by regulating smoke and particulate matter, odorous matter, fire or explosive materials, toxic and noxious matter, vibration, open storage, noise, and glare in the vicinity of those sites.

2. Applicability

In all zoning districts, any permitted use shall conform in operation, location, and construction to the performance standards established in this Section.

3. Universal Standards

- a. No noise from any operation conducted on the premises, other than that emanating from vehicular traffic, either continuous or intermittent, shall be detectable at any boundary line of the district.
- b. All nonresidential uses shall be carried on in such a manner so as not to be injurious or offensive by reasons of the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, odor, glare, heat, fire, or explosive hazards.
- c. All buildings shall be furnished with all-weather, hard-surfaced sidewalks and walkways, and the grounds shall be planted and landscaped.
- d. The manufacture or the use of any materials that produce explosive vapors or gases is prohibited.
- e. Activities involving storage, utilization, or manufacture of materials or products that decompose by detonation are prohibited.

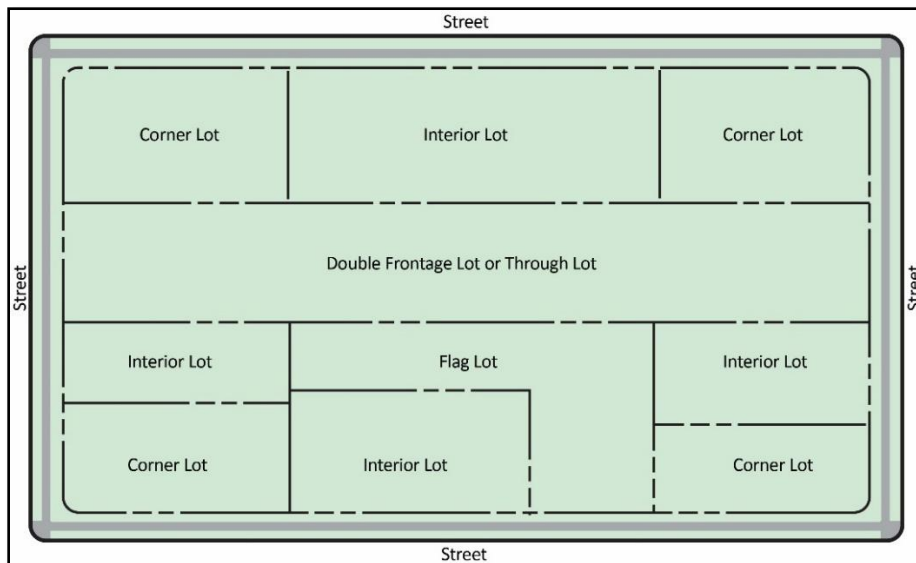
- f. Any operation that produces intense glare or heat shall be performed within a completely enclosed building, and exposed sources of light shall be screened so as not to be detectable beyond the lot lines.
- g. No vibration shall be detectable beyond the lot lines of the lot on which the use is located.

24.04.020. Subdivision Development Standards

A. Lots

1. Generally
 - a. The size, shape, and orientation of lots must comply with applicable UDC regulations. When lots are not served by public sewer or water service, lot dimensions and lot area must comply with the requirements of the Oklahoma Department of Environmental Quality.
 - b. Lot standards contained in this section may be modified as part of a Planned Unit Development (PUD) upon a PRT recommendation.
2. Lot Arrangement
 - a. All lot types and arrangements shall comply with this UDC. See for the various lot types and arrangements.
 - b. All side lines of lots shall be at right angles to straight street lines, or radial to curved street lines, unless the Commission determines a variation will give a better street and lot plan.
 - c. Lots on major intersections and at all acute angle intersections which, in the opinion of the Commission based on a recommendation by the Director of Engineering, are likely to be dangerous to traffic movements, shall have a 50 foot sight triangle at the street corner.
 - d. Where grade separation structures, such as bridges or underpasses, are proposed at major intersections, the lots and improvements in the subdivision shall be arranged to make adequate provision for such structures.
 - e. Where grade separation structures are, or may be required along lot side-lines, the lots and improvements shall be arranged to make adequate provision for such structures including, but not limited to additional side yard setback, necessary utilities, right-of-way, or specific grading or pad elevation for the lot or lots at issue.

Figure 04.02.1: Lot Types and Arrangements



3. Lot Dimensions

- a. Lot dimensions shall comply with the minimum standards of 24.02.020. Zoning Districts.
- b. Corner lot lines shall provide a sight distance triangle in accordance with 24.04.010.B.6.

4. Lot Drainage

Lot layouts shall provide positive drainage away from all buildings, and individual lot drainage shall reflect the general storm drainage pattern for the area. Drainage design shall comply with the Engineering Criteria Manual.

5. Double Frontage or Through Lots

Double frontage or through lots shall be avoided except where necessary, as determined by the Director of Engineering, to provide separation of residential development from traffic arterials or to overcome disadvantages of topography and orientation.

6. Flag Lots

- a. Generally, flag lots shall not be created during the subdivision process.
- b. The creation of flag lots may be approved only if a flag lot design:
 - (i) Has a minimum width of five feet (or wider, as determined necessary by the Director of Planning);
 - (ii) Limits direct access to an arterial street;
 - (iii) Provides greater protection of sensitive natural resource areas;
 - (iv) Hides or conceals utility buildings or radio, television, or telecommunication towers; or
 - (v) Avoids substantial hardship to the subject property owner due to the property's topography or any other condition.
- c. Flag lot conditions may be imposed, including but not limited to requirements for shared driveways, maximum flag lot length, minimum street frontage, and minimum flag lot width.

7. Reserve Lots and Common Areas

These regulations recognize that it may occasionally be necessary and in the public interest to create lots designated as reserve areas to be occupied by stormwater detention, common recreation, private rights-of-way, or other similar uses. If declared reserved for those purposes by easement, plat, or other recorded legal documents approved by the City or Oklahoma County, reserve areas are exempt from this UDC's lot regulations.

8. Proximity to Railroads and Limited Access Highways

When the area to be subdivided adjoins or contains a railroad right-of-way or limited access highway, lots that back onto that right-of-way shall have appropriate provisions for buffering and access control.

9. Access

- a. All lots shall face and have contiguous frontage on a usable public street or an approved private street, or an approved non-vehicular thoroughfare, unless specifically stated otherwise within this UDC. No development of any kind shall be permitted on landlocked lots, and no City permits shall be issued for landlocked properties.
- b. Residential lots with four or fewer units that are adjacent to a collector or higher classification street shall also have frontage on a local street, and shall show a Limits of No Access (LNA) to the collector or higher classification street on the plat. Vehicular access to and addressing of these lots shall be from the local street only.
- c. For all other lots, lots may only derive access from a highway or arterial street as provided below.

- (i) Shared Access:
 - (a) Where driveway access from a highway or arterial street can serve multiple adjoining nonresidential and/or multi-family lots (whether presently developed or undeveloped), the Planning Commission may allow those lots to be served by a combined access drive with cross-access easements.
 - (b) The shared-access driveway, cross-access drives, and parking area must meet all standards for fire lanes and must include appropriate throat lengths as determined by the Director of Engineering for safe ingress and egress points. Applications for shared facilities include an agreement in a form acceptable to the City that outlines maintenance and liability responsibilities, which cannot be altered without City approval.
 - (c) The Director of Engineering may grant a Subdivision Waiver to allow access for an individual residential lot if it is determined that shared and cross access are not feasible or practicable for the site.
 - (ii) When a property with frontage along a highway or arterial street is proposed to be subdivided or developed, access may be provided by one or more of the following actions:
 - (a) Create through lots that back onto the highway or arterial street and front onto and take access from a parallel street, coupled with the installation of a fence, wall, or vegetative visual screen along the highway or major arterial street frontage;
 - (b) Provide a frontage road separated from the highway or arterial street;
 - (c) Appropriate easements or deed restrictions shall be provided to ensure perpetual access to all lots within the development.
 - d. Driveways shall be designed and arranged to avoid requiring vehicles to back into traffic on highways, arterial streets, or collector streets.
 - (i) Non-residential driveways shall not require vehicles to back into traffic on highways, arterial streets, or collector streets.
 - e. For paving design criteria for access within the right-of-way adjoining any City street, see the Engineering Criteria Manual.
10. Platted Building Lines
- Platted building lines contained in an accepted and recorded Final Plat conflict with the setback of the UDC, the more restrictive shall apply.

B. Streets and Sidewalks

- 1. Street Improvements
 - a. All rights-of-way shall be dedicated as either public or private, and streets, pedestrian facilities, and bicycle facilities shall be constructed in accordance with the City's Thoroughfare Plan and Engineering Criteria Manual.
 - (i) In developed areas where right-of-way is not available to accommodate the requirements of the City's Thoroughfare Plan and Engineering Criteria Manual, dedication requirements shall be determined by the Director of Engineering as part of the development review process.
 - b. The design of the intersection of any new street with a State Highway shall be approved by the Oklahoma Department of Transportation.

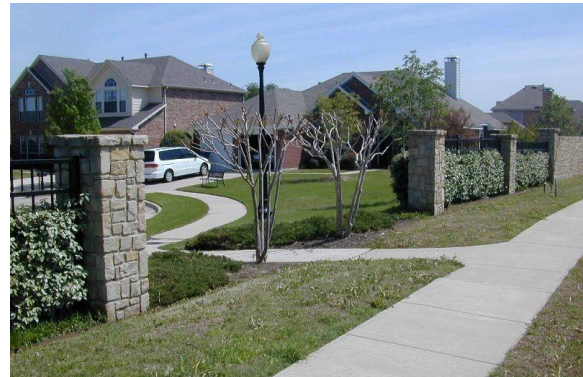
- c. The City requires the improvements of all major streets and/or section line roads designated as Zone 1 - Full Widening or Zone 2 - Entry Widening, Acceleration/Deceleration Lanes as set out below:
 - (i) Zone 1 - Full Widening
All Major streets and/or section line roads in the City limits, west of and including Westminster Road.
 - (ii) Zone 2 - Entry Widening, Acceleration/Deceleration Lanes
All major streets and/or section line roads in the City limits, east of Westminster Road.
 - d. All other types of subdivisions shall have their section lines paved in accordance with the typical paving sections as set out in the Engineering Criteria Manual.
 - e. In lieu of widening, the developer may, if recommended by the Director of Engineering and approved by the City Council, pay to the City an amount necessary to widen the roads. When authorized, payment of the fee in lieu of widening shall be required prior to acceptance of the Final Plat. The amount shall be determined by the Director of Engineering based on the quantity of materials and work required and current unit prices. The developer shall be required to construct adequate acceleration and deceleration lanes as determined by the Director of Engineering.
 - f. All public rights-of-way in subdivisions shall be put to final grade before streets are paved and utilities installed.
2. Arrangement of Streets
- a. In general, provisions should be made for through streets at intervals of 700 feet or less.
 - b. Offset streets should be avoided. But, if necessary, offsets shall not be less than 125 feet centerline-to-centerline.
 - c. Collector streets should be designed to provide a direct route from local streets to major streets and expressway systems and to provide access to public facilities within the neighborhood.
3. Alleys
- a. Alleys are permitted in all new development and redevelopment projects.
 - (i) If alley access is provided, then the City Engineer may approve modification of the required street cross-section to reduce the right-of-way and/or pavement width accordingly.
 - (ii) The developer is responsible for relocating utilities to the alleyway if alley access is provided.
 - b. Where the average lot width along a block face averages 30 feet or less, the lots shall be rear-loaded with alley access.
 - c. The following general requirements apply to alleys:
 - (i) Alleys shall be as nearly parallel to the street frontage as reasonably possible.
 - (ii) Alley intersections with streets shall be at right angles.
 - (iii) Alleys shall not be platted to intersect with arterial or collector streets.
 - (iv) Dead-end alleys shall not be permitted unless a permanent or temporary turnaround is provided.
 - (v) Alleys forming the boundary of a subdivision, and adjacent to unplatted property, shall be dedicated and improved the same as if situated in the interior of a subdivision.
 - d. Alleys shall be private.

Recommend
moving to
Engineering
Criteria Manual.

4. Frontage Roads

When the area to be subdivided abuts or contains a freeway/interstate, a street shall be dedicated approximately parallel to the side of the right-of-way. To determine the distance of such parallel street from the right-of-way of the expressway or parkway, consideration shall be given to the distance required for approach ramps to future grade separations.

Figure 04.02.2. Example of Pedestrian Connection



5. Private Streets

a. Private streets must be constructed in accordance with the City's Thoroughfare Plan and Engineering Criteria Manual.

(i) Exception: Private streets in rural areas addressed by 11 O.S. § 45-104.E. may not be required to meet the City's standards for construction.

b. All private streets shall be located in a private roadway easement.

c. The provisions of 24.04.020.B.1 and 24.04.020.B.2 shall also apply to private streets.

d. Property owners retain ownership of the private streets and are responsible for the installation of and ongoing maintenance for private streets, including streetlighting, traffic controls, signs, and other related features, in accordance with City standards for public streets.

e. No private street name may be changed without approval of the City.

f. The owner(s) of a private street may petition the City to accept maintenance of a private street; however, the City is under no obligation to accept private streets.

6. Cul-de-Sacs and Dead-End Streets

a. Cul-de-sac streets are not permitted except for the following situations:

(i) When necessary to preserve natural and/or environmentally sensitive features (e.g., drainageways, protected trees) as determined by the Director of Planning; or

(ii) When pedestrian and bicycle access is provided to an adjacent or nearby park, roadway, trail, or City-dedicated open space (see example in **Figure 01.01.1**). A minimum ten-foot paved path shall be dedicated and improved to provide pedestrian and bicycle access between the cul-de-sac and adjacent or nearby park, roadway, trail, or City-dedicated open space.

b. Cul-de-sacs shall not exceed the maximum length allowed by and must provide connectivity in accordance with the International Fire Code.

Activity Served	Cul-de-Sac Paving Width*	Cul-de-Sac Right-of-Way Width	Cul-de-Sac Maximum Length	Turnaround Paving Width*	Turnaround Right-of-Way Width
1 to 30 Residential Dwelling Units	38 feet	56 feet	600 feet	90 feet diameter	110' diameter or 100' with 12' sidewalk and utility easement**

All Other Non-Industrial Development	38 feet	56 feet	600 feet	90 feet diameter	110' diameter or 100' with 12' sidewalk and utility easement**
S-FI (Flex Industrial)	40 feet	62 feet	600 feet	100 feet diameter	120' diameter

*Measured to lip of curb

**Shall be a minimum of 12' of right-of-way or right-of-way/easement combination behind curb

7. Block Length and Perimeter

- Measurements shall be calculated along the curb include knuckles and/or turns and curves, including a three- or four-way intersection or a curve that exceeds 75 degrees, as shown in **Figure 01.01.2**.
- The maximum length of any block or street segment shall be as shown in Figure 04.02.4 , based on the location's Context Area. These requirements do not apply to frontages along arterial streets.

Figure 04.02.3. Measurement of Block

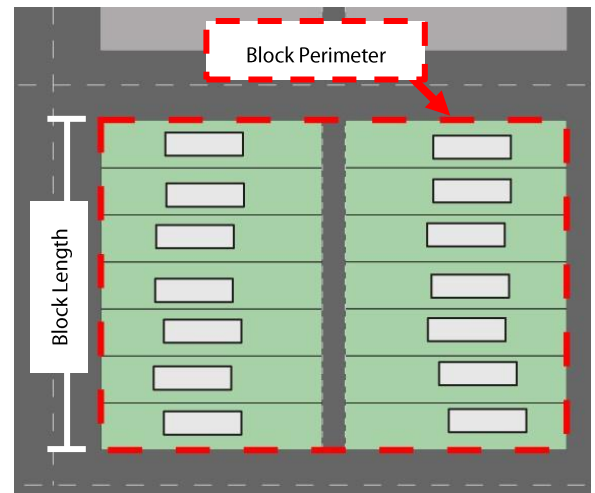


Figure 04.02.4. Maximum Block Lengths and Perimeters

Context Area	Max. Block Length	Max. Block Length with Traffic Calming Measures approved by the PC*	Max. Block Perimeter
Urban	400 feet	600 feet	2,200 feet
Suburban	600 feet	800 feet	3,000 feet
Rural	900 feet	900 feet	N/A

*The Planning Commission may require additional traffic calming measures based on the design of the blocks and roadway network of the subdivision.

- Block length standards contained in this section may be modified as part of a Planned Unit Development (PUD) upon a PRT recommendation.

8. Traffic Calming

- a. Local residential streets and neighborhood collectors should incorporate traffic calming techniques into the design to discourage high-speed traffic.
 - (i) Trees and landscaping should be incorporated into traffic calming design, where feasible.
- b. New development shall implement traffic calming measures as required in the Traffic Calming section of the Engineering Criteria Manual.
- c. Arterial, collector, and local street traffic calming implementation, such as roundabouts, shall be installed at the time of roadway development and as approved by the Director of Engineering and Director of Building and Safety based on FHWA guidelines and City requirements.

9. Traffic Impact Analysis

- a. The purpose of a Traffic Impact Analysis (TIA) is to ensure the development mitigates the effects of its traffic impacts on the existing and planned thoroughfare system of the City.
- b. A TIA is required when:
 - (i) The total potential development generates 100 or more trips (in plus out) during any adjacent roadway's peak hour; or
 - (ii) The total potential development generates 100 or more trips (in plus out) during the development peak hour; or
 - (iii) The total potential development generates less than 100 trips (in plus out), but the Director of Engineering determines there are localized safety or capacity deficiencies.
- c. TIA Development
 - (i) When required, the applicant shall submit at the applicant's expense a traffic study that assesses the traffic impacts associated with a proposed development. The TIA must be prepared under the direction of a Professional Engineer (P.E.) with experience in traffic engineering sufficient to assess traffic impacts. The TIA report shall be signed and sealed by the Professional Engineer.
 - (ii) TIAs shall be conducted in accordance with the Engineering Criteria Manual.
- d. Amendments

Any existing TIA shall be amended based on changes to access or if the proposed trip generation is increased by 15 percent.

 - (i) If a TIA is less than two years old, an amendment identifying and discussing any changes shall be prepared and submitted to the City for approval.
 - (ii) If the TIA is more than two years old or no longer complies with current standards, a new TIA shall be prepared and submitted to the City for approval.
 - (iii) If the TIA is less than two years old and the proposed trip generation is increased by less than 15 percent, a letter documenting the changes shall be submitted to the City for approval.

10. Street Names

- a. Names of Existing Streets

Existing streets that are aligned with others and named shall bear the names of the existing streets.
- b. Streets Names

The proposed street names shall not duplicate any existing street names, shall comply with Ordinance No. 2269, and shall be approved by the Director of Engineering.

c. Street Names within Cul-de-Sac or Loop Streets

Street name suffixes such as place, court, and circle, must be used on streets that are cul-de-sac or loop streets.

d. Directional Street Name Prefixes

Street name prefixes such as North, South, East, and West may be used to clarify the general location of the street, provided that such prefixes are consistent with the existing and established street naming and address numbering system of the general area in which the street is located.

11. Access Management and Driveways

a. Roundabouts and Traffic Circles

(i) Roundabouts or traffic circles are encouraged as the standard form of traffic control at all new and reconstructed intersections that meet MUTCD warrants for the installation of all-way stop control or a traffic signal.

(ii) The design of all roundabouts and traffic circles shall be reviewed and approved by the Director of Engineering, the Director of Building and Safety, and Fire Code Official.

b. Access Management Standards

Developments shall conform to the following standards:

Table 04.02-1: Access Management Standards

Strategy	Specifications	Application/Purpose
Signal Coordination and Signalized Intersection Spacing		
Signal Coordination	Traffic Signal Synchronization Programs and Actuated Signal Control	Improved progression on existing arterial and collector streets.
Signal Spacing	Major and Minor Arterials - Consistent ½ mile	New signal installations and proposed arterial roadways.
Medial Access		
Median Type	Major Arterials - Raised Medians Minor Arterials - Raised Medians (future volume > 20,000 vpd) or CTWLTL (future volume < 20,000 vpd)	Develop designated major arterials with raised medians and minor arterials with raised medians in appropriate situations.
Median Width	Major Arterials - Minimum 30 feet Minor Arterials - Minimum 20 feet	Median widths consistent with recommended roadway cross section standards.
Median Channelization (Left-Turn Bays)	Major Arterials - At cross streets and mid-block median openings with traffic volumes	Left-turn channelization provided to remove turning

Recommend moving table to Engineering Criteria Manual.

Strategy	Specifications	Application/Purpose
	greater than 100 vph Minor Arterials - Primarily at cross streets	vehicles from traffic stream to improve vehicle flow.
Spacing of Median Openings	Major Arterials -Minimum 650 feet Minor Arterials - Minimum 450 feet	Minimum median spacing is needed to limit speed differential between vehicles and reduce accident rate.
Marginal Access		
Driveway/Unsignalized Intersection Spacing	The number of unsignalized intersections/driveways should be limited to 10 per mile for all Arterials	Reduces speed differential between through and turning vehicles and lowers potential accident rate.
Right-Turn Bays	Provided at major intersections and major mid-block developments with high turning volumes greater than 100 vph.	Improved traffic operations and reduced delay at signalized and unsignalized intersections.
Subdivision Access		
Collector Streets within a Subdivision	Connectivity through large subdivisions should be provided by collector streets and they should provide multiple access points to the arterial street system.	Reduces congestion at arterial access points and better distributes traffic flow to the adjacent roadway system.

12. Subdivision Access Points

- a. Access shall be provided to each subdivision in accordance with the Engineering Criteria Manual and adopted Fire Code (Title 17).
- b. Waivers to these access restrictions for subdivisions may be considered by the Planning Commission if the developer can prove that the property in question cannot comply due to the following conditions:
 - (i) Property frontage is too narrow; or
 - (ii) Site topography restrictions.
- c. The Planning Commission may consider a street stub into undeveloped property with an alternate emergency access easement as part of a subdivision proposal to warrant a waiver of the above access restrictions.

13. Sidewalks

- a. Sidewalks must be provided in accordance with the City's Thoroughfare Plan and Engineering Criteria Manual, and must be constructed within the street right-of-way or within an approved easement.

- (i) Exceptions:
 - (a) Sidewalks are not required in residential acreage subdivisions.
 - (b) The Director of Engineering may allow exceptions to the minimum width requirement in cases where inadequate space or other factors prevent the installation of a full-width sidewalk.
 - b. In lieu of constructing sidewalks, the developer may, if approved by the City Council, pay to the City an amount necessary to construct all sidewalks on section line roads. The amount shall be determined by the Director of Engineering based on the quantity of materials and work required using current prices.
 - c. Sidewalks must be designed and constructed in compliance with the Engineering Criteria Manual and the Americans with Disabilities Act (ADA), and PROWAG. Existing sidewalks that are not ADA-compliant shall be repaired or replaced to be compliant.
 - d. Existing sidewalks shall not be removed except for the purposes of reconstruction or replacement.
14. Streetlights
- a. Streetlighting is required for public streets and optional for private streets.
 - b. The developer is responsible for the cost of the installation of streetlights within the subdivision, and shall pay to the City a fee, therefore, prior to approval of the Final Plat, in accordance with the standards set forth herein as referenced in the approved Fee Schedule: Appendix A.
 - c. Street lighting fees shall equal the entire cost of materials and labor to the Public Works Department, as computed at the time of the design of the Underground Residential Distribution (URD) system, for each and every streetlight required hereunder. The conduit and other subsurface equipment required for street lighting will be installed per **24.04.020.K.2.**
 - d. The cost determination shall be based upon the standard fixture, including a 20-foot direct bury tapered fiberglass pole with a Rochester base, and a choice of either a Bristol Series or Windsor Series LED light fixture. The developer may choose standard Edmond Electric poles and fixtures exceeding the foregoing specifications at the additional cost therefore, including labor. The City will not provide spare parts and repairs for material that is not supplied by the Public Works Department, nor will the Public Works Department provide electric service to any non-standard streetlight installed after the effective date of this ordinance.
 - e. The number and location of streetlights shall be determined by the Public Works Department upon submission of the Final Plat, by the formulation of a street lighting plan for the development. Lights should be located at subdivision entrances, interior intersections, cul-de-sacs, and at approximately 300-foot intervals on either public or private streets. Closer spacing may be appropriate in unusual situations. The developer may request additional street lighting subject to the fees and payment schedule outlined above. The developer will also be responsible for any conduit and other subsurface equipment required for the additional street lighting. See **24.04.020.K.2**. The Public Works Department shall retain all fees paid hereunder for the purpose of undertaking the installation of the streetlights at such time as building permits are issued for the development and as the allocation of personnel allows.

C. Maintenance of Physical Facilities

Where a subdivision contains storm sewers, sewers, sewage treatment plants, water supply systems, detention ponds, park areas, streets, trees, or other physical facilities necessary or desirable for the common welfare, benefit, or use of the area that are not maintained by any existing public agency, a property owner's association acceptable to the City shall be created.

D. Utilities in the Right-of-Way or Easements**1. Generally**

- a. Rights-of-way of greater width may be required by the City Council along or across lots where necessary for the placement of multiple utilities.
- b. Where alleys are not provided, easements of not less than 20 feet, or a width as determined by the Director of Engineering for deep trench access may be approved. In no case will the utility easement be less than 20 feet, unless there is a 10-foot easement being provided on each of the abutting residential lots for a total of 20 feet or there is an easement 10-feet in width, or greater, abutting the right-of-way.
- c. Easements of greater width may be required along or across lots where necessary for the extension of storm and sanitary sewer mains and other utilities, and where both water and sewer lines are located in the same easement.
- d. The City must have access to public infrastructure within easements.
- e. Where utilities are not located within the right-of-way, utility dedications will be laid out in such a manner that all lots will either border on a utility dedication or a utility dedication will extend to each lot.
- f. No building or structure shall be placed over an existing utility easement.

Recommend moving 2. to Engineering Criteria Manual.

2. Utility Placement

- a. Wherever possible, the placement of utilities should be done in the following manner to allow all utilities to have proper spacing and depth to meet current federal, state, and municipal requirements.
 - (i) Utility placement must meet all federal, state and local requirements for separation.
 - (ii) Utility placement in a right-of-way shall begin with the shallowest utility near the roadway and extend away from the roadway to the deepest utility.
 - (iii) Utility placement in easements shall begin with the deepest utility near the centerline of the easement and extend away from the centerline of the easement to the shallowest utility.
 - (iv) No utility line should be placed directly above or in the same trench as another utility line without the approval of the Director of Engineering and mutual agreement between all utilities involved. Plans for trench sharing must be reviewed and approved by the Director of Engineering prior to installation.
 - (v) This placement method is not intended to encourage clear-cutting of easements, land, or rights-of-way.
 - (vi) Under no circumstances shall utilities be placed in individual trenches, or in close proximity to utility poles with less than three feet horizontal separation between them.

3. Trees

- a. Required trees shall not be planted within a utility easement. Additional trees may be planted in an easement; however, trees planted in close proximity to overhead lines must

have a mature height and spread that will not conflict with the lines. Property owners are encouraged to review the Tree and Landscape Guide for further guidance.

- b. If the easement or right-of-way contains a desirable tree or trees (as determined by the City's Urban Forester), the developer shall provide additional easement or right-of-way width to provide ample room to ensure the survival of the tree or trees and still allow the placement of utilities in this manner.

4. Damages

The property developer shall indemnify and hold the City harmless for any damage to any structures, landscaping, or improvements within utility easements.

5. Redevelopment

In instances of redevelopment of existing platted subdivisions, it shall be the responsibility of the developer to change or relocate the existing easements and/or utility services as needed to provide proper alignment with the new subdivision. It shall be the developer's responsibility and at their expense.

- a. If the developer is not allowed or qualified to relocate the necessary utilities, they may engage a qualified party at their expense.

E. Easements Along Streams

1. Drainage Easement Required

- a. Whenever any stream or surface drainage course is located in an area that is being subdivided, the developer shall dedicate an adequate easement, as required and determined by the Director of Engineering, along each side of the stream for the purpose of accessing, widening, deepening, sloping, improving or protecting the stream.
- b. In the event that the Director of Engineering and developer cannot reach an agreement as to the extent of an "adequate easement", the matter will be referred to the Stormwater Drainage Advisory Board for an authoritative decision.

2. Drainage Easement Use and Maintenance

- a. The dedicated easement can also be used for drainage, park, or recreational uses that do not disturb the natural environment.
- b. The easement shall remain free of construction, development, tree removal, or other alterations except for utility and roadway crossings, parks, and stormwater detention structures. The number of crossings through an easement shall be minimized. Stormwater treatment facilities, agricultural uses, golf courses, septic systems, or wastewater irrigation shall not be located in the easement.

F. Parks and Trails

In subdividing property, consideration should be given to suitable sites for parks, community trails, and other common areas for public use in accordance with the City's Parks and Recreation Master Plan and Thoroughfare Plan.

G. Low-Impact Development

The City supports subdivision designs that incorporate low-impact development best management practices for reducing runoff and mimicking a site's predevelopment hydrology by minimizing disturbed areas and impervious cover and then infiltrating, filtering, storing, evaporating, and

Discuss EdmondShift recommendation to require "provision of planned trails, parks and other facilities"> this was not identified in the final diagnostic report but is referenced in the policy memo for EdmondShift (December 2021).

1. Dedication of right of way in accordance with adopted Master Trails Plan is required for all Preliminary Plats.

2. Consider parkland dedication or fee in lieu in acc and Recre Revisit LID section with City's LID manual.

detaining stormwater runoff close to its source. Low-impact development practices include measures such as preserving undeveloped open space, biofiltration, reducing impervious cover, and using approved porous pavements. (Refer to LID Design Manual)

H. Water Lines

1. Water Lines in Residential Acreage Subdivisions

- a. If the City water supply abuts a residential acreage subdivision, the developer shall be required to connect with the City water supply.
 - (i) The water supply shall be deemed to be abutting when it is located in a utility easement or in the right-of-way of a street within 1/2-mile from any perimeter boundary of the subdivision measured “as the crow flies”, or when it touches the subdivision at some point.
- b. In those residential acreage subdivisions where the water supply does not abut the addition, the City may extend the water supply to a point to abut the addition, in which case the developer shall connect to the supply in conformance with 24.03.010.A.1.h.
- c. If the City water supply does not abut a residential acreage subdivision, the developer shall not be required to connect to the City water supply.

Consider increasing requirement to connect to City water from ¼ to ½ mile.

2. Water Lines in All Other Subdivisions

- a. In subdivisions other than residential acreage subdivisions, the developer shall connect to the City water supply and shall continue the supply to the farthest property lines in all directions from the point of connection at the expense of the developer.
- b. Dead-end mains are not allowed, except where the Director of Engineering determines a dead-end main is necessary for appropriate design. Temporary dead-ends shall terminate with a fire hydrant, blow-off valve, and pump, or a hydrant shall be installed within 25 feet of any temporary dead-end lines.
- c. The requirements and costs for connection to the City water supply shall be determined as follows:
 - (i) All construction shall conform to the specifications approved by the City Council and on file in the office of the City Clerk. Water systems shall be of sufficient size to:
 - (a) Furnish adequate domestic water supply to provide fire protection and water services to all lots, and
 - (b) To conform with the current and adopted Master Water Plan for the City.
 - (ii) Fire hydrants shall also be installed by the developer in accordance with the minimum requirements of the National Board of Fire Underwriters and the City’s adopted Fire Code.
 - (iii) All fire flows shall be calculated according to the standards established in the City’s adopted Fire Code.
 - (iv) No single-family building permit shall be issued until the construction of all water system improvements is complete and accepted by the City Council.

I. Sanitary Sewers

1. Public Sanitary Sewage System Connection, Extension, and Installation Requirements for New Developments

- a. Developers are required to connect the development to a public sanitary sewerage collection system or sewage treatment facility, obtain all necessary easements dedicated to

- the public as are required for such development and to provide adequate sewer laterals accessible to each lot. Said sewer system shall comply with specifications as approved by the Director of Engineering and the Oklahoma Department of Environmental Quality (ODEQ). When necessary, the City may assist the developer in obtaining utility easements.
- b. Public sanitary sewer mains shall be extended through the development to the property lines that abut upstream land within the same sanitary sewershed.
 - (i) Each extension must:
 - (a) Be at or above the minimum main size and sized for planned upstream flows,
 - (b) Be installed at depth and alignment to provide gravity service to the upstream land,
 - (c) Terminate at or just inside the property line with a manhole and a capped stub for future connection, and
 - (d) Lie within a and easement or right-of-way.
 - (ii) The City Engineer or their designee may waive or modify this requirement where the site coincides with a sewershed boundary or ridge, gravity service is infeasible, or an adopted sanitary master plan shows no future extension.
 - c. Developers constructing sewerage systems are required to construct said systems with adequate capacity and excess capacity. Systems shall be at sufficient depth to permit future extension to serve the entire drainage area upstream from the point of consideration. The capacity shall include sewer lines, lift stations, and force mains, as applicable. New interceptor line extensions shall comply with the adopted and current Master Wastewater Collection System Plan and the size will be based on future design flows as determined by the Director of Engineering.
 - d. Where plans for the installation of sanitary sewers in the vicinity of the development have been prepared and approved by DEQ and the Director of Engineering, the developer shall install sewers in conformity with such plans.
 - e. In residential acreage subdivisions, the developer may not be required to connect to the City sanitary sewage system upon recommendation of the PRT.
2. Lift Stations and Payment for Wastewater Systems Components
 - a. Lift stations are discouraged and only allowed in accordance with the City's latest Wastewater Master Plan and the Engineering Criteria Manual. Lift stations shall be constructed at the developer's expense.
 - b. The developer shall pay the City a lump sum amount equal to an annual maintenance cost of the lift station times 20 years. The annual maintenance cost will be determined by the Director of Engineering. If the developer and Director of Engineering cannot reach an agreement on the amount of the lump sum payment, the matter shall be referred to the Public Works Committee for an authoritative decision.
 - c. If the lift station is in operation for less than 20 years, the developer may receive a refund of the lump sum payment equal to the prorated amount based on the time remaining.
 3. Ownership of Sanitary Sewer System Components

After completion and acceptance of the developer's sewers constructed in accordance with these regulations, the sewers shall become a part of the sewerage system of the City.

J. On-Site Wastewater Treatment System

1. General
 - a. The use of an on-site wastewater treatment system within the jurisdictional area of the City of Edmond must comply with this UDC and Title 252, Chapter 641 of DEQ.

- b. On-site wastewater treatment systems may only serve individual lots.
 - c. Any on-site wastewater treatment system, including spray fields, shall be located a minimum of three hundred (300) feet from any public water supply well, unless a variance has been approved by DEQ.
 - d. Setbacks
 - (i) On-site wastewater treatment systems shall not be installed nearer than three hundred (300) feet from the normal pool edge of any body of water including lakes, ponds, rivers, and streams, whether permanent or ephemeral, nor shall any such system be installed nearer than three hundred (300) feet from any FEMA-designated 100-year floodplain.
 - (ii) Any new or modified on-site wastewater treatment system within six hundred sixty (660) feet of any such body of water or floodplain shall operate with an advanced treatment system including nitrate reduction technology.
2. Individual Aerobic Wastewater Treatment Systems
- a. Discharge of Wastewater Effluent Prohibited

No property owner shall permit wastewater effluent from an individual aerobic wastewater treatment system to be sprayed upon public streets, public property, or property owned by another person. A minimum setback of 25 feet shall be maintained from the surface application area to adjoining public or private street rights-of-way. A minimum setback of 25 feet shall also be maintained from the surface application area to the main residential structure. A minimum setback of 15 feet shall be maintained from the surface application area to public property or property owned by another person.
 - b. Builder Requirement for Two-Year Maintenance Period

The builder shall provide the City with a copy of the contractual agreement with the installer of the aerobic treatment system providing for the two-year mandatory maintenance service requirement per Oklahoma Administrative Code 252:241-10, as one of the builder requirements to obtain a Certificate of Occupancy (CO) from the City. The builder shall also provide a copy of the same maintenance contract to the homeowner along with a copy of this ordinance.
 - c. Requirements for installation, operation, and maintenance.

Any person operating an individual aerobic sewage treatment system or permitting another to operate an individual aerobic wastewater treatment system on their property must:

 - (i) Obtain and maintain all applicable permits from DEQ for the installation, operation, and maintenance of an individual aerobic sewage treatment system;
 - (ii) Obtain the services of a Qualified Maintenance Service Provider for annual maintenance of the individual aerobic sewage treatment system to ensure that it is operated and maintained in accordance with the manufacturer's recommendations and requirements, and those of DEQ.
 - d. Keep a file and logbook indicating the individual aerobic sewage treatment system is operated and maintained in accordance with this section; and
 - e. Provide subsequent property owners a copy of the file and logbook and a copy of requirements.
3. Establishing responsibility for compliance and violation. The property owner(s) and the occupants(s) shall each be responsible to submit a report of annual maintenance to the Department of Building and Safety once a year. The Qualified Maintenance Service Provider must submit a report of maintenance to the owner/occupant within 7 days of a maintenance service visit. The report of maintenance must include the date and time of service, and

document all maintenance and testing performed on the system and maintain these records at their business for a period of three years following the date of service. Upon receipt of the required report of annual maintenance and confirmation of compliance, the City of Edmond will provide the property owner with an Operation Permit good for one year. Permit fee may be applicable.

4. The property owner(s) and the occupant(s) of property served by an individual aerobic sewage treatment system shall each be responsible for the proper installation, operation, and maintenance of the individual aerobic sewage treatment system and shall each be subject to citation for violation of any provision of this article. The Operation Permit shall be revoked until the system is brought into compliance with the requirements of the provisions of this article. If the system is not brought into compliance in a reasonable amount of time, the violation will be reported to DEQ and the owner(s) and the occupant(s) will be subject to additional fines.

K. Connection to Electrical System

1. Electric Utility Connection
 - a. The developer shall connect to the City's electric utility, Edmond Electric.
 - b. Edmond Electric will design the Underground Residential Distribution (URD) system for the subdivision's internal electric needs.
 - c. The electrical service drops or service laterals will be installed by Edmond Electric.
 - d. If electric service is not adjacent to the subdivision property or does not allow a direct connection to the URD system, Edmond Electric will extend or upgrade primary and/or secondary service from the nearest suitable point of connection, up to one mile, free of charge. All other costs for the extension or upgrade of facilities will be borne by the developer. The one-mile extension will be measured along the route of construction or upgrade, as appropriate.
 - e. In order to expedite the installation, developers shall contact the Edmond Electric Engineering Group to discuss the URD system plans during the plat review process. Additionally, a minimum of four weeks' advance notice to Edmond Electric is required prior to the developer's desired installation of primary and secondary conductors, transformers, pedestals, and other surface-mounted equipment.
2. Installation of the URD System
 - a. The developer will be responsible for providing and installing all primary, secondary and other conduit and required subsurface equipment for the URD system per Edmond Electric specifications.
 - b. Where applicable, the URD conduit and subsurface equipment will be installed in roadway rights-of-way or within developer-provided utility easements, either platted or obtained by separate instrument. All roadway rights-of-way must be to final grade as detailed in this UDC prior to URD installation.
 - c. Edmond Electric will be responsible for the installation of all primary and secondary conductors, transformers, pedestals, and other surface-mounted equipment.
3. Changes Affecting Electric Facilities

Subdivision design changes after the installation of electric facilities or changes made by individual builders on subdivision lots requiring the raising or lowering of electric facilities due to additional grading will require the respective developer or builder to correct these issues at their expense or reimburse Edmond Electric for 100 percent of the cost of labor and materials for these modifications.
4. Option for Edmond Electric to Install Conduit

In lieu of the City's requirements, the developer has the option to pay Edmond Electric for conduit installation without reimbursement.

24.04.030. Urban Forestry and Landscape

A. Generally

1. Purpose

The purposes of this Section are to:

- Provide an environmentally sensitive landscape, quality of life, and amenities in keeping with the natural physical surroundings of the City;
- Provide appropriately selected and placed trees that avoid conflicts with utility infrastructure and site uses;
- Provide tree canopies to reduce the urban heat island effect and moderate the effects of sun, wind, and temperature changes;
- Provide an aesthetically pleasing environment for site users, neighbors, and the public;
- Provide landscaping regulations that help filter pollutants from the air and release oxygen;
- Stabilize soil and minimize erosion; and
- Preserve existing native trees and other physical site values by establishing requirements for replacing removed trees.
- Reduce the adverse effects linked to urban rainwater runoff and air quality

2. Applicability

- This Section applies to development based on the following table:

Requirement	Platting	New Low-Density Residential*	New Non-Residential and High-Density	Residential Additions/Alterations**	Non-Residential Additions/Alterations**
Provision of Forested Area	X		X		
Tree Preservation	X	X	X	X	X
Landscape Design Standards			X		X

*Except as exempted below

**That increase impermeable surface of the site by 10 percent or more than 2,500 square feet, whichever is less

3. Exemptions

This Section does not apply to:

- Single-family or duplex residential buildings.

B. Provision of Forest Area

1. Forest Area Required

- A minimum of 20 percent of the total area being platted must be planned as Forest Area to be used for the preservation of trees.

- (i) Exemptions
 - (a) Platting of areas zoned for multiple-family or non-residential uses shall be exempt from the requirements of Provision of Forest Area.
 - (b) Platting of areas within an approved PUD shall be exempt from the requirements of Provision of Forest Area, provided that those requirements are met, identified, and documented within a PUD that has been approved by the City Council.
 - (c) Platting of areas that are less than five acres in size shall be exempt from the requirements of Provision of Forest Area.
 - (d) Platting of areas within the Central Edmond Urban District shall be exempt from the requirements of Provision of Forest Area.
- b. All Forest Area must comply with the following:
 - (i) All required Forest Area must be located within a platted common area that is dedicated and conveyed to all future property owners within the development.
 - (ii) Any areas of impermeable surfaces, bodies of water, sidewalks, parking, pavement, buildings, or other structures must not be credited toward the required Forest Area.
 - (iii) Area within any public or private right-of-way or easement granted for the installation, operation, or maintenance of any street, underground utility, or overhead utility must not be credited to the required Forest Area.
- 2. Tree Planting in the Forest Area
 - a. The following quantity, size, and type of trees must be planted for every 6,000 sq. ft. of required Forest Area that is not occupied by tree canopy within a Tree Preservation Area.
 - (i) Ten, 2.5 inch minimum caliper Type 1 or 2 shade trees;
 - (ii) Six, 2 inch minimum caliper Type 3 or 4 small trees;
 - (iii) Two, 7 foot minimum height Type 4, 5, or 6 conifer; or Type 5 or 6 broadleaf evergreen trees;
 - (iv) Tree types shall be determined in accordance with the most recent version of the American Standard for Nursery Stock;
 - b. Tree species must be selected from the City's Species for Edmond approved planting list.
 - c. Tree species diversity must be provided. No single tree species may account for more than 25 percent of the trees planted. Tree species that are not native to North America and that have demonstrated a tendency to colonize natural areas in a quick and aggressive manner shall not be planted.
 - d. Required trees must be planted in a planting area of at least 115 square feet, that averages no less than 10 feet in width.
 - e. Required trees must not be planted inside or within 6 feet of any public utility easement.
 - f. All tree planting methods and materials must comply with the most recently published edition of *the Edmond Tree and Landscape Guide*.

C. Tree Preservation and Protection

1. Purpose

The City of Edmond is located on the edge of the natural range of the Cross Timbers ecoregion, which is characterized by blackjack oak-post oak forest. This ecosystem provides numerous environmental, health, social, and economic benefits. Additionally, this asset contributes to the aesthetic value of the City. The tree preservation standards set forth below seek to:

- a. Preserve the existing natural landscape character of forested properties in Edmond by encouraging the preservation and health of existing trees, other existing vegetation, and self-sufficient natural systems overall, and;
- b. Retain environmental benefits efficiently provided by forest ecosystems, such as temperature regulation, reduced stormwater runoff, decreased erosion, improved water and air quality, nutrient cycling, and protection of biodiversity and wildlife habitat.

2. Tree Preservation Required

Tree preservation must be provided as follows:

- a. Tree Canopy Area
 - (i) The Tree Canopy Area must be identified by delineating and measuring the area of tree canopy of any tree(s) or grouping(s) of trees existing on the area to be platted.
 - (ii) The location and area measurements of the Tree Canopy Area must be indicated on the Forest Area Plan.
 - (iii) Significant, monocultural stands of eastern redcedar and nonnative, invasive species may be excluded from the Tree Canopy Area.
 - (iv) Any excluded areas shall be identified by the applicant and are subject to verification by the City.
- b. Tree Preservation Area(s)
 - (i) Within the Tree Canopy Area, the Tree Preservation Area(s) must be indicated.
 - (ii) The amount of Tree Preservation Area must be greater than or equal to 20 percent of the area being platted, or 80 percent of the initial Tree Canopy Area, whichever is less.
- c. Tree removal must not commence until a Preliminary Plat has been approved by Planning Commission, and City Council as applicable, or a tree removal permit, as identified in [8.16.100](#) of the Code of Ordinances, has been obtained;
- d. Existing Trees
 - (i) When existing trees are present, tree preservation must demonstrate the avoidance of fragmentation by providing contiguous tree preservation areas throughout the area being platted.
 - (ii) Existing trees should be preserved along the perimeter of the area being platted and must be preserved along the perimeter where the area being platted abuts an area that does not share the same zoning as the area being platted.
- e. Credit for tree preservation shall not be claimed for significant monocultural stands of eastern redcedar, Callery pear, or tree species not native to North America.
- f. Developments less than three acres in size shall be exempt from the tree preservation requirement.
- g. Developments within the Central Edmond Urban District shall be exempt from the tree preservation requirement.

3. Tree Protection Required

Tree protection must be provided as follows:

- a. Tree protection must be provided for all trees within all Tree Preservation Areas.
- b. Tree protection must be planned, installed, and maintained in accordance with Preservation Specifications identified in the most recently published edition of *The Edmond Tree and Landscape Guide*.

- c. Land grading activities are prohibited until all Tree Preservation Areas have been established in accordance with the Forest Area Plan, Preservation Specifications, and associated Tree Removal Permit.
- d. In any instance that trees planned for preservation are impacted as a result of, or related to, any land development and construction activity, additional Forest Area and Tree Preservation Area may be required. If the area impacted causes the amount of preservation provided to become less than the minimum amount required, additional Forest Area and Tree Preservation Area must be identified and protected in an amount equal to or greater than the area affected. In any instance that additional tree preservation is not available, additional Forest Area and tree planting must be provided at rates double the general standard for both, based on the deficient amount of Tree Preservation Area. Any changes must be submitted to the City as a revised Forest Area Plan.

D. Landscape Design Standards

1. Universal Standards

a. Generally

(i) Utility Easements

Trees inside or within 6 feet of any utility easements cannot be counted toward the landscaping requirements. Plantings shall be planned to minimize conflict between the tree, easement access, and utility hardware. Tree species selection and placement shall consider clearances around overhead utility lines.

(ii) Clear Sight Triangles

Traffic control requires that landscaping respect all sight triangles at driveways and intersections as described in 24.04.010.B.6 and be approved for all elements relating to overall traffic control. Plant material with a mature height greater than 24 inches are prohibited in these areas.

b. Landscape Area

- (i) At least 10 percent of the total lot area shall be landscaped, exclusive of public right-of-way and required detention areas, unless specified otherwise. At least 50 percent of this area shall be in front of the front building face.

- (a) Lot area dedicated to the outdoor storage and display of vehicles shall be included in the total lot area for determination of required Landscape Area.

- (b) Where lot width is less than 40 feet, the required 50 percent of landscape area may be combined in front of the front and side building face(s).

- (ii) Any landscape area less than 5 feet wide shall not be counted toward the landscape area requirement.

- (iii) For development in the S-FI district that does not abut residential uses or districts or without frontage on major arterial roadways, the minimum landscaping may be reduced to 5 percent of the site area at the discretion of the City Council.

- (iv) The surface area of a body of water existing on the property shall be excluded from the lot area when the existing body of water will remain.

- (v) The surface area of a regulatory flood plain may be excluded from the lot area. Plant material within an excluded area may not be credited toward required plant units.

c. Plant Unit Requirements

- (i) Plant units are required to be planted or preserved within required landscape areas.

- (ii) A plant unit is a measurement tool that translates the amount of required plant material

into a quantifiable unit.

- (iii) There shall be a minimum of 20" plant units provided for every 250 square feet of required landscape area.
- (iv) Plant units shall be distributed evenly across the site with a minimum of 40 percent of the total plant units required located within the frontage adjacent to any public street and outside any public right-of-way.
- (v) A minimum of 50 percent of the total plant units required shall be trees, with at least 20 of these plant units consisting of trees preserved or provided for in accordance with Chapter 24.04.
- (vi) No single plant species shall account for more than 25 percent of the new plant units on sites where 150 or more plant units are required.
- (vii) A minimum of 25 percent of the total plant units required shall be evergreen.
- (viii) A minimum of 25 percent of the total plant units required shall be native plants.
- (ix) **Table XX** provides plant unit allocation for trees and shrubs. Plant types correspond to the American Standard for Nursery Stock.

Table 04.03-1: Plant Unit Requirements

Plant Unit Requirements		
Landscape Material	Size for Credit	Plant Units
Type 0 deciduous shrubs, herbaceous perennials, ornamental grasses, and groundcovers	Minimum 1 gal. (or smaller pots in quantity to equal volume)	0.5
Type 1 and 2 deciduous, conifer, or broadleaf evergreen shrub	Minimum height or spread of 15"	2
Roses, grade No 1.5	Minimum height or spread of 10"	2
Type 3 and 4 broadleaf evergreen	Minimum height of 15"	2
Type 3 deciduous or conifer shrub	Minimum height of 2'	2
Type 5 and 6 broadleaf evergreen	Minimum height of 7'	10
Type 1 and 2 shade tree	Minimum 2.5" caliper	15
Type 3 and 4 small tree	Minimum 2" caliper	10
Type 4, 5 and 6 conifer	Minimum height of 7'	10

- (x) Spaded trees may be claimed for credit in accordance with for new plants.
- (xi) Any plant provided for plant unit credit shall be planted within an area consistent with the following provisions:
 - (a) An edging material should be installed along any border between planting beds and Bermuda grass. Steel, aluminum, stone, and wood composites are acceptable edging materials.
 - (b) Any tree provided for plant unit credit shall be planted in a landscape area of at least 115 square feet.
 - (c) Organic mulch shall be applied to all planting areas. Organic mulch shall consist of material made from living organisms, such as plants and may not include rubber, screening materials (e.g., crushed granite, landscape fabric, mesh) or any material that can leach chemicals into the soil. Where included, rock shall not cover more than 25% of the mulched area. No rock is permitted around trees.
 - (d) Any gravel or crushed stone within a landscape area shall be of a size and shape that will prevent the material from being washed, blown, or tracked out of the bed area.
 - (e) All installations should be made in accordance with the Edmond Tree and Landscape Guide.
- d. Parking Area Landscaping
 - (i) Generally
 - (a) Off-street parking or vehicular circulation areas in excess of 1,500 square feet shall provide interior landscape areas in accordance with the following;
 - i. Interior landscape areas shall be designed to divide and break up expanses of paving and at strategic points to guide traffic flow, direction, and to provide tree planting areas within and around the parking area.
 - ii. Interior island and median island requirements may be forgone when including such landscape areas will directly result in reduced forested area preservation.
 - iii. A Tree Resource Evaluation shall be provided to verify the size, location, and species of plantings to determine the economic and environmental impacts.
 - iv. No parking area landscape reductions may occur on sites where parking is provided in amounts greater than that required by this UDC.
 - v. Permeable pavement shall not be used adjacent to any surface water drainage structures.
 - (1) Curb cuts are permitted within parking areas where they contribute to bioretention or detention requirements.
 - vi. Where the width of a required buffer or median cannot be achieved due to physical site constraints (e.g., topography, dumpster locations, driveways), staff may approve an alternative design that reallocates up to 25 percent of the required parking area landscape given that landscape areas are contiguous and connection points are greater than or equal to 5 feet in width
 - (b) The purpose of parking area buffers is to screen parking areas from the right-of-way and less intense uses.
 - (ii) Perimeter Buffer
 - (a) Existing Tree Canopy/Forested Areas shall be incorporated into the Perimeter Buffer.

- (b) When an off-street parking or vehicular circulation area is located in a side yard, there shall be a landscape area along the entire perimeter of the parking area of not less than 12 feet in width.
- (c) When an off-street parking or vehicular circulation area is located in the side yard, and where the zoning district requires a side yard width of 5 feet or greater, there shall be an improved landscape area along the entire perimeter of the parking area of not less than 5 feet in width.
- (d) The required width of all perimeter buffers must be within the property lines of the site.
- (e) Existing trees shall be preserved and utilized to contribute to the required screening of the off-street parking area .
- (f) Landscaping shall not encroach on public right-of-way or sight triangles unless specifically authorized.
- (g) For restaurant drive-thru lanes, lanes located between a public right-of-way and the associated building shall require a 3-foot high continuous evergreen hedge along the entire length of the lane and the adjacent right-of-way.
- (iii) Interior Islands
 - (a) An interior landscape island shall be provided for every 12 spaces.
 - (b) Each interior island shall contain a minimum area of 12 x 12 feet inside the pavement edge or curb.
 - (c) One Type 1 or Type 2 shade tree with a minimum caliper of 2.5 inches shall be included in each island, unless in conflict with an overhead public utility, in which case, a utility compatible species may be used. Refer to the Edmond Tree and Landscape Guide for species compatibility.
 - (d) The selection of trees shall consider the need for clear sight lines to support vehicular and pedestrian safety in the parking area.
- (iv) Terminal Islands

All parking space bays shall terminate in a curbed landscape island. Each island planned shall conform to the specifications described in Chapter 24.01 above.

 - (a) Bays with four or less spaces may provide only one terminal island for that bay, provided the total landscaping within the island is less than 15% of the total landscaping requirements.
- (v) Median Islands
 - (a) A median island landscape area with a minimum width of 12 feet inside the pavement edge or curb shall be sited between every three double parking rows and shall be provided along primary internal and external access drives.
- e. Deduction of Forested Areas or Native Plant Communities

Forested areas and areas of native plant cover within a site may be deducted from the total lot area when the following criteria are met:

 - (i) The area is limited to the extent of a stand of trees or native vegetation of maturity, density, condition, and vigor sufficient enough to maintain the ecosystem health after development of the site.
 - (ii) Maintenance of the area conserves the health and stand composition of the existing plant material type.
 - (iii) The area has contiguous plant cover measuring at least 10,000 square feet,

uninterrupted by easements, or is part of a smaller area connected to one.

- (iv) The area has a minimum width of 100 feet, uninterrupted by easements. Easements within an area will constitute the edge of the deducted area.
- (v) The area is protected and managed in accordance with the most recently published edition of the *Edmond Tree and Landscape Guide*.
- (vi) Plant material within the deducted area is not credited toward the required plant units.
- (vii) Areas containing primarily invasive species (e.g., Callery pear, Chinese Pistache, eastern red cedar) shall not be deducted unless a management plan and mitigation measures have been approved by the Urban Forester.
- (viii) Areas deducted from the total lot area shall be evaluated, conserved, and protected in accordance with the most recent version of the *Edmond Tree and Landscape Guide*.

f. Tree Preservation

- (i) In order to preserve existing trees, trees that are evaluated and preserved in accordance with the most recently published edition of the *Edmond Tree and Landscape Guide* may be awarded plant unit credits. Plant unit credits for preserved trees are calculated by multiplying the number of trees per diameter class by their plant unit value. For large areas of trees, every tree does not need to be measured. Simpler methods may be used in estimating plant unit totals for large areas of trees or "stands." These are listed in the *Edmond Tree and Landscape Guide*. Tree credit is awarded as provided in .

Table 04.03-2: Plant Unit Credits

Tree Diameter at Breast Height (DBH) →				
Priority Ranking ↓	2.0" – 3.9"	4.0" – 8.9"	9.0" – 13.9"	14" and greater
Very High (25%)	15.5	18.5	22	25
High (20%)	15	18	21	24
Moderate (15%)	14	17	20	23
Low (10%)	13.5	16.5	19	22
Very Low (5%)	13	15.5	18	21
Areas Under 5 Acres	12.5	15	17.5	20

- (ii) An additional 25 percent multiplier of the base points may be claimed for preserved trees of species native to the Cross Timbers Ecosystem, as listed in the *Edmond Tree and Landscape Guide*.
- (iii) An additional 25 percent multiplier of the base points may be claimed for preserved trees within a buffer area. A buffer area is defined as the land area between the limits of any past or future construction activities and the property lines of the site.
- (iv) An additional percent multiplier of the base points may be claimed for preserved trees that meet the following prioritization ranking as established in the City's current Forest Composition and Ecosystem Analysis Report:
- (v) Cottonwoods (*Populus deltoides*) and Eastern Red Cedar (*Juniperus virginiana*) less than 12 inches DBH shall not be credited as plant units.

- (vi) All trees committed to preservation shall include a tree preservation plan regardless of points allocated. The tree preservation plan shall be prepared in accordance with the *Edmond Tree and Landscape Guide*. The plan shall be integrated with the site grading and demolition plans. The plan shall include the following items:
 - (a) The location of trees to be retained.
 - (b) The location of tree root protection zones.
 - (c) The location of tree protection zone barriers.
 - (d) Detail drawings and specifications for tree preservation methods and devices.
 - (e) Location and detail of soil erosion controls adjacent to tree protection zone barriers.
 - (f) Schedule of implementing tree preservation practices as it relates to phases of site development.
- (vii) Where trees required by Sec. Chapter 24.01 cannot be provided through preservation, a fee in lieu of preservation may be provided in accordance with established City policies outlined in the *Edmond Tree and Landscape Guide*.
- g. Landscape Installation
 - (i) Plant material shall be installed according to the landscape plan approved by the Director or their designee.
 - (a) Plant species substitutions and minor adjustments may be made on site, with the approval of the Urban Forester and when such changes result in no reduction of plant units from the approved site plan or plant material required in this Section.
 - (ii) Plant unit credit shall not be given for plant material that does not meet the minimum size requirements identified in this Section.
 - (iii) All plant material shall be in good condition, free of disease, insect infestation, freeze damage, sunscald, or other defects such as abrasions or disfigurement.
 - (iv) Trees shall be planted in accordance with the latest version of the *Edmond Tree and Landscape Guide*, with emphasis on the following specifications. Trees planted in a manner that does not comply with these specifications shall not be considered to meet the requirements of the site plan.
 - (a) The root collar shall be at or no more than 2 inches above the surrounding grade, with no soil backfilled on top of the root ball.
 - (b) All root ball supporting materials shall be cut off from the top third of the root ball and removed from the planting hole prior to final back filling.
 - (c) Organic mulch shall be applied to a minimum depth of 3 inches, extending from near, but not touching, the trunk to an area at least twice as wide as the root ball of the tree.
 - (v) Tree protection zones shall be installed in accordance with the *Edmond Tree and Landscape Guide* and inspected prior to issuance of a building permit. Tree protection measures shall remain in place throughout the duration of the project.
 - (vi) Soil compaction and planting area preparation shall be done in accordance with the *Edmond Tree and Landscaping Guide*.
 - (a) No vehicles, equipment, or staging shall be permitted in landscape areas which will be claimed toward the required landscape area.
 - (b) Compaction and impacts to these areas shall not be considered to count towards required landscape area without remediation in accordance with the *Edmond Tree and Landscape Guide*.

h. Landscape Maintenance

- (i) All existing landscaping improvements shall be maintained in a live and healthy condition, as planted or described in an approved landscaping plan. It shall be the continuing duty of the property owner, to maintain plant material in a live and healthy condition and, if necessary, to replace any dead, diseased, or damaged plants as soon as natural conditions allow.
- (ii) Tree maintenance shall be conducted in accordance with standards in the *Edmond Tree and Landscape Guide*.
- (iii) Pruning activities violating the following standards shall constitute a requirement for replacing the tree on which the maintenance occurred:
 - (a) Not more than 25 percent of a tree's crown shall be removed within an annual growing season.
 - (b) Branches shall be retained on at least 50 percent of the length of the trunk.
 - (c) Staking material shall be removed within one year of the landscape inspection approval date.
- (iv) Screening shrubs shall not be pruned in a way that prevents them from reaching the 3 foot height required for a continuous screen.
- (v) Replacements or Modifications

Any plant damaged or otherwise required to be replaced shall be evaluated as follows.

 - (a) For trees, the landscape plant unit value for preserved trees, as established in this Section, shall be determined. Replacement trees shall be planted on the site in a quantity so that the associated new plant unit values are not less than the preserved value of the trees being removed.
 - (b) All other plant material shall be replaced with a plant of the same type, as identified in the table for new plant material.
- (vi) All tree preservation and deducted areas provided in accordance with Sec. Chapter 24.01 and Sec. Chapter 24.01 shall be maintained in a live and healthy condition. It shall be the continuing duty of each succeeding property owner to keep the preservation or area intact.
 - (a) Tree preservation areas, forested areas, or native plant areas shall be actively managed in accordance with the *Edmond Tree and Landscape Guide* to maintain the health and stand composition of the existing plant material type. Management should minimize the existence and establishment of weeds, Johnson grass, eastern red cedar, cottonwood, potential nuisance plant types or plant species that threaten the health and balance of the plant community.
 - (b) If changes or damages occur within the tree preservation area the owner must retain the area in a natural state and replant naturally occurring trees in that area, as detailed in the *Edmond Tree and Landscape Guide*.
 - (c) In the event of a failure of the preservation effort due to human activity in any area set aside that results in more than 15 plant units lost, additional plant material shall be required based on the preservation plant units lost. The points lost shall be replaced regardless of the original total plant unit requirement for the entire site in accordance with Chapter 24.01.
 - (d) Screening shrubs shall not be pruned in a way that prevents them from reaching the 3-foot height required for a continuous screen.

2. Suburban Context Area Standards

- a. Generally
 - (i) Preserve existing plantings along frontage, where possible, to include in perimeter buffer.
- b. Required Landscape Buffer
 - (i) For all nonresidential development, a minimum 20-foot landscape buffer adjacent to the right-of-way of any street shall be required.
 - (ii) Required landscaping shall be planted within the landscape buffer.
 - (iii) A minimum of 20 live plant units, including at least one tree, for every 50 linear feet of street frontage shall be required within the landscape buffer.
 - (iv) At least 50 percent of the total plant material shall be species that are native to the Cross Timbers ecosystem or regional area.
- 3. Urban Context Area Standards
 - a. Generally
 - (i) Where property within the Urban Context Areas is subject to the adopted Downtown Streetscape Standards, the more stringent requirements shall apply.
 - (ii) If no permeable surface is required by the zoning district, or streetscape landscape is provided, no Landscape Area (Chapter 24.01) is required.
 - (iii) If no off-street parking is provided, no Parking Area Landscaping (Chapter 24.01) is required.
 - b. Street Trees Required
 - (i) In the Urban – Core District, a minimum of 15 tree plant units for every 50 linear feet of street frontage shall be required. Trees shall be placed either in tree wells or islands between on-street parking spaces.
 - (ii) In the Urban – Transition District, a minimum of 15 tree plant units for every 50 linear feet of street frontage shall be required. Trees shall be placed either in tree wells, islands between on-street parking spaces, or in a parkway strip between the curb and sidewalk.
 - (iii) In the Urban – Edge District, a minimum of 15 tree plant units for every 50 linear feet of street frontage shall be required. Trees shall be placed either in the parkway strip between the curb and sidewalk or in the front yard.

24.04.040. Site Design Procedures

A. Site Plans

1. Purpose

The Site Plan process grants the Director the authority to review proposed development and ensure compliance with all established standards of the UDC and other applicable City ordinances and regulations prior to authorizing construction activity.

2. Applicability

- a. Site plan review shall be required under the following circumstances for all new construction of structures, expansion or alteration of existing structures, and construction or alteration of site features including, but not limited to, landscaping, preservation areas, lighting, drainage, easements and utilities, signs, screening and fencing, and site lighting as defined in Table 04.04-1 New Construction Site Plan Types and Table 04.04-2 Alteration Site Plan Types.

- b. No building permit will be processed without authorization of the site plan, when applicable, from the City Engineer. All improvements reflected on approved site plans shall be constructed at the time of development. All buildings and site work shall be constructed and performed in accordance with an approved site plan.
 - c. Adherence to an approved site plan shall be a continuing obligation of the applicant. Any changes from the approved site plan shall be in accordance with 24.04.040.A.10 .
 - d. Approval of the site plan does not exempt the applicant from compliance with other applicable building or construction standards or codes in effect.
3. Site Plan Contents
 - a. Generally

Site plans shall contain all of the information about a site necessary for the Director to ensure that the proposed development complies with the standards of the UDC. This generally includes the location and dimensions of the site, of building setbacks and easements, of building footprints and other impervious surfaces, and of other site improvements and structures.

 - (i) Contents: The specific contents of this plan shall be established in a list maintained by the City and made available to the public.
4. Site Plan Types
 - a. All site plans shall be categorized into one of the types established below in Table 04.04-1 New Construction Site Plan Types or Table 04.04-2 Alteration Site Plan Types based on proposed development components and site features. The site plan type shall determine the submittal requirements as outlined in item 5 below.
 - b. A proposed development must meet three total criteria within a given type to be classified as that type. If a proposed development does not meet three total criteria within any site plan type, it shall be considered a Type 0.

Table 04.04-1 New Construction Site Plan Types

Type	Purpose	Use Subcategory	Building Criteria	Site Criteria	Submittal Requirements
0	Construction of Low-Density Living uses	Low-Density Living	New construction on an individual lot	<ul style="list-style-type: none"> Site disturbance of 5-9% of the property's total area 	Landscape Plan Grading and Stormwater Plan
I	Construction of High-Density Living, Group Living, and Agricultural Uses	High-Density Living Group Living Agricultural Child Care Facilities	New construction on one or more lots	<ul style="list-style-type: none"> 0-10% increase in impervious surface 1,000+ feet from the nearest Residential property line to nearest subject property line Drive access and/or frontage on a 	Landscape Plan Parking Plan Grading and Stormwater Plan

				neighborhood, local, or collector street <ul style="list-style-type: none"> • Site disturbance of 10-20% of the property's total area 	
II	Construction of low-impact nonresidential uses	Artisan Industry Office and Professional Services Public and Civic Uses Overnight Accommodations Retail Sales and Service	New construction on one or more lots	<ul style="list-style-type: none"> • 11-30% increase in impervious surface • 501-999 feet from the nearest Residential property line to nearest subject property line • Drive access and/or frontage on a collector, minor, or major arterial • Site disturbance of 21-30% of the property's total area 	Landscape Plan Parking Plan Grading and Stormwater Plan Façade Plan
III	Construction of high-impact nonresidential uses	Light Industrial Heavy Industrial Vehicle and Equipment Sales and Service Marijuana Uses Entertainment and Recreation	New construction on one or more lots	<ul style="list-style-type: none"> • 31% + increase impervious surface • 500 feet or less from, or abutting, the nearest Residential property line • Drive access and/or frontage on a collector, minor, or major arterial • Site disturbance of 31% + of the property's total area 	Parking Plan Landscape Plan Lighting Plan Façade Plan Grading and Stormwater Plan

Table 04.04-2 Alteration Site Plan Types

Type	Purpose	Building Criteria	Site Criteria	Submittal Requirements
0	Alteration of Low-Density Living uses	Addition or alteration of existing building	<ul style="list-style-type: none"> Site disturbance of 5-9% of the property's total area 	Landscape Plan Grading and Stormwater Plan
I	Alteration of High-Density Living, Group Living, and Agricultural Uses	0-10% increase in gross floor area 0-10% increase in building height	<ul style="list-style-type: none"> 0-10% increase in impervious surface 1,000+ feet from the nearest Residential property line to the nearest subject property line Drive access and/or frontage on a neighborhood, local, or collector street Site disturbance of 10-20% of the property's total area 	Landscape Plan Parking Plan Grading and Stormwater Plan
II	Alteration of low-impact nonresidential uses	11-30% increase in gross floor area 11-30% increase in building height Age of existing structure(s) is 15-24 years	<ul style="list-style-type: none"> 11-30% increase in impervious surface 501-999 feet from the nearest Residential property line to the nearest subject property line Drive access and/or frontage on a collector, minor, or major arterial Site disturbance of 21-30% of the property's total area 	Landscape Plan Parking Plan Grading and Stormwater Plan Façade Plan

III	Alteration of high-impact nonresidential uses	31% + increase in gross floor area 31% + increase in building height Age of existing structure(s) is 25 or more years	<ul style="list-style-type: none"> • 31% + increase impervious surface • 500 feet or less from, or abutting, the nearest Residential property line • Drive access and/or frontage on a collector, minor, or major arterial • Site disturbance of 31% + of the property's total area 	Parking Plan Landscape Plan Lighting Plan Façade Plan Grading and Stormwater Plan
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5. Submittal Requirements

a. Generally

- (i) All submittals shall consist of digitally or electronically produced plans, depicted to scale and including a scale bar, a north arrow or equivalent annotation, and all other annotative features required to evaluate the compliance of the proposed development with the UDC.
- (ii) All submittals shall be completed, stamped, and signed by an engineer, architect, or landscape architect licensed in the State of Oklahoma, or another licensed professional as approved by the Director.

b. Parking Plan

- (i) Purpose: The Parking Plan enables the Director to evaluate the compliance of the location and dimensions of parking facilities on the site, including vehicle parking, bicycle parking, vehicle loading areas, and vehicle stacking areas, as well as circulation facilities within the parking area, and access to the parking facilities from rights-of-way, other parking facilities, or other areas beyond the site.
- (ii) Contents: The specific contents of this plan shall be established in a list maintained by the City and made available to the public.

c. Landscape Plan

- (i) Purpose: The Landscape Plan enables the Director to evaluate the compliance of the location, quantities, dimensions, and species or other characteristics of proposed landscape features on the site, including buffers and open space, forest and existing tree preservation, vegetative ground cover, trees and shrubs, and other plantings.
- (ii) Contents: The specific contents of this plan shall be established in a list maintained by the City and made available to the public.

d. Lighting Plan

- (i) Purpose: The Lighting Plan enables the Director to evaluate the compliance of the location and dimensions of outdoor lighting facilities, and to ensure compliance with standards promoting effective illumination of outdoor spaces for public health and safety, as well as standards mitigating against light trespass and light pollution.

- (ii) Contents: The specific contents of this plan shall be established in a list maintained by the City and made available to the public.
- e. Façade Plan
 - (i) Purpose: The Façade Plan enables the Director to evaluate the compliance of the dimensions, materials, colors, fenestration, and other components of proposed building façades.
 - (ii) Contents: The specific contents of this plan shall be established in a list maintained by the City and made available to the public.
- f. Grading and Stormwater Plan
 - (i) Purpose: The Grading and Stormwater Plan enables the Director to evaluate the compliance of proposed site disturbance, finished grades, impervious surface coverage, drainage infrastructure, low-impact development techniques, and other site features as needed to ensure effective management of stormwater.
 - (ii) Contents: The specific contents of this plan shall be established in a list maintained by the City and made available to the public.
- 6. Review Process
 - a. Site Plans without Special Use Permits (SUPs)
 - (i) The Planning Director is responsible for approving a Site Plan with no associated Special Use Permit if it meets all the requirements of this UDC.
 - (ii) The Planning Director may authorize review and approval of a Site Plan simultaneously with review and approval of a Building Permit or other plans required by this UDC.
 - (iii) The Planning Director will inform the applicant of their decision, identify any deficiencies, and provide instructions for the resubmittal of corrected plans, if applicable.
 - b. Site Plans with Special Use Permits (SUPs)

A Site Plan submitted as part of an SUP requires a public meeting and decision by the Planning Commission and City Council.
- 7. 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.
- 8. Review Criteria

In determining whether to approve, approve with conditions, or deny a site plan application, the decision-maker shall consider the following factors:

 - a. Consistency with the applicable provisions of this UDC;
 - b. Compliance with other applicable City regulations; and
 - c. Compliance with an approved PUD Master Plan Design and requested variances, if applicable.
- 9. Decisions
 - a. Site Plans without SUPs
 - (i) The Director shall review the Site Plan, inclusive of all submittal requirements applicable to the Type of Site Plan provided, and shall act to:
 - (a) Approve the Site Plan;
 - (b) Deny the Site Plan; or
 - b. Site Plans with SUPs

- (i) The Director shall review the Site Plan, inclusive of all submittal requirements applicable to the Type of Site Plan provided, and shall render a recommendation to the Planning Commission to:
 - (a) Approve the Site Plan;
 - (b) Deny the Site Plan; or
 - (c) Approve the Site Plan with conditions.
- (ii) The Planning Commission shall consider the Site Plan with an SUP at a public hearing and shall render a recommendation to the City Council to:
 - (a) Approve the Site Plan;
 - (b) Deny the Site Plan; or
 - (c) Approve the Site Plan with conditions.
- (iii) The City Council shall consider and take action on the Site Plan with an SUP at a public hearing.

10. Changes to an Approved Site Plan

- a. The Planning Director may approve changes requested by the applicant to a Site Plan that was originally approved administratively without requiring the applicant to submit a new Site Plan if the Director determines that the modified Site Plan substantially conforms to the previously applied Site Plan; otherwise, a new Site Plan submittal is required.
- b. Changes to a Site Plan approved in conjunction with an SUP or a Site Plan that would affect the approved PUD Master Plan may be approved, approved with conditions, or denied by the Planning Director without complete resubmittal of the application if such changes are minor according to the criteria below:
 - (i) Approved lot dimensions, yards and structure heights shall not be varied.
 - (ii) Principal structure locations shall vary by no more than 10 feet in any direction within the development in residential districts and in lots abutting residential districts provided that the building is not moved closer to the abutting residential development.
 - (iii) Dwelling unit type, density or floor area shall not be changed.
 - (iv) No change shall alter the basic intent of the original approved site plan or PUD master plan.
- c. If the location of the plant material, species or quantity, or tree preservation plan is altered from the approved site plan/landscape plan, a revised landscape plan/tree preservation plan is required prior to any inspection for a certificate of occupancy.

11. Site Plan Expiration

- a. Approval of a Site Plan shall expire and become null and void 18 months from the date of such approval, including any time required for legal proceedings, provided that a building permit has not been issued.
- b. A Site Plan associated with an SUP expires in conjunction with the SUP. See Sec. 36-5.C.3. SUP Expiration.

B. Minor Modifications

1. Applicability

- a. The Minor Modification process grants the Director the authority to administratively modify certain standards established in Chapter 24.04. Site Design and Development Standards, and to thereby approve site plans depicting features compliant with modified standards. Minor Modifications shall not be granted to reduce or increase a standard without a

commensurate provision of alternative site design and development features to achieve the intent of this Chapter and of the City's adopted plans and policies, and thus shall be treated as a mechanism by which to achieve alternative compliance.

b. Standards subject to Minor Modification are:

- (i) Setback and yard dimensions (See 24.02.020)
- (ii) Building height (See 24.02.020)
- (iii) The required number of parking spaces (See Table 02.04-2: Use Table)
- (iv) The location, dimensions, or design of vehicle loading spaces (See 24.04.010.C and 24.04.010.D)
- (v) The location, design, or number of vehicle stacking spaces (See 24.04.010.D)
- (vi) Multifamily, Nonresidential, and Mixed-use form standards, specifically:
 - (a) The location and dimension of façade offsets/building articulation (See 24.04.010.E.3.b(i) and 24.04.010.E.3.c(i))
 - (b) Design elements (See 24.04.010.E.3.b(iv))
 - (c) Amenities (See 24.04.010.E.3.b(vi))
- (vii) Fence location (See 24.04.010.G.3.b)
- (viii) Fence design (See 24.04.010.G.3.c)
- (ix) Lighting height (See 24.04.010.H.3.e)
- (x) Forest area required (See 24.04.030.B.1)
- (xi) Tree preservation required (See 24.04.030.C)
- (xii) Landscape area (See 24.04.030.D.1.b)
- (xiii) Plant unit requirements (See 24.04.030.D.1.c)
- (xiv) Parking area landscaping (See 24.04.030.D.1.d)

2. Initiation

- a. A request for a Minor Modification shall be submitted to the Director concurrently with a complete site plan using a form established by the Director, in accordance with 24.01.050.B

3. Completeness

- a. See 24.01.050.B.4

4. Notices and Hearings

- a. Minor Modifications do not require public notice or hearings.

5. Decision

- a. The Director shall review the Minor Modification and shall act to:
 - (i) Approve the Minor Modification;
 - (ii) Deny the Minor Modification.

6. Standards

- a. For any quantitative standard measuring the distance, area, volume, or number of a site feature, the Director may reduce or increase the standard by up to ten percent (10%) in exchange for the provision of alternative desirable site features in equal or greater quantity.
- b. For any non-quantitative standard such as location or the presence of amenities, the Director may approve alternative locations or amenities provided that such Modification will not adversely impact adjacent properties.
- c. The Director shall not approve any Minor Modification which:

- (i) Is detrimental to the health, safety, and welfare of the public
 - (ii) Results in greater adverse impacts such as noise, glare, heat, odor, or vibration on adjacent properties than would be caused by strict compliance with established standards
 - (iii) Fails to demonstrate a commensurate or greater provision of desirable site features effectuating alternative compliance with the intent and standards of this Chapter
- 7. Subsequent Applications
 - a. Not applicable
- 8. Appeals
 - a. See 24.01.050.I
- 9. Scope of Approval
 - a. After a Minor Modification is approved, the Director may apply the approval to a pending site plan review. Once the Minor Modification and the site plan are approved, the Director may issue a building permit or certificate of occupancy consistent with any conditions of a Minor Modification and site plan approval.
- 10. Recordkeeping.
 - a. The applicant and Director shall maintain a copy of the approved Minor Modification.