

CHAPTER 4

RESIDENTIAL DISTRICT

- 400. Purpose
- 401. Principal Uses
- 402. Accessory Uses
- 403. Requirements for Special Exception Use
- 404. Bulk and Area Requirements

SECTION 400. PURPOSE

A. General Purposes

1. Achieve the residential objectives of the Comprehensive Plan.
2. Protect the character of residential areas by excluding inharmonious non-residential uses.
3. Achieve a suitable environment for family life by permitting appropriate neighborhood facilities, such as churches, schools, and certain cultural and recreational facilities in residential areas.
4. Preserve openness of the living areas and avoid overcrowding by requiring minimum yards, open spaces, lot areas, and by limiting the bulk of structures.
5. Permit a variety of dwelling types and densities to meet the varying needs of families.
6. Control the density of residential development to facilitate planning for economical provision of streets, utilities, and other public facilities.

B. Purposes of the RS-60 Residential Single-Family Estate District

The RS-60 District is designed to permit the development and conservation of single-family dwellings in large lot urban environments, with a maximum density of 0.7 dwellings units per acre.

C. Purposes of the RS-25 Residential Single-Family Low Intensity District

The RS-25 District is designed to permit the development and conservation of single-family detached dwellings in suitable environments with a maximum density of 1.6 dwelling units per acre.

D. Purposes of the RS-10 Residential Single-Family Medium Intensity District

The RS-10 District is designed to permit the development and conservation of single-family detached dwellings in a suitable environment with a maximum density of 3.6 dwelling units per acre.

E. Purposes of the RS-8 Residential Single-Family Medium High District

The RS-8 District is designed to permit the development and conservation of single-family detached dwellings in suitable environments with a maximum density of 4.5 dwelling units per acre.

F. Purposes of the RS-6 Residential Single-Family High Intensity District

The RS-6 District is designed to permit the development and conservation of single-family detached dwellings in suitable environments with a maximum density of 5.8 dwelling units per acre.

G. Purposes of the RD Residential Duplex District

The RD District is designed to permit a more intense yet compatible use of tracts in or near single-family residential and other neighborhoods which because of size, topography, or adjacent land use are more suited for two-family attached dwelling units. The maximum density in the RD District shall not exceed 9.9 dwelling units per acre.

H. Purposes of the RT Residential Townhouse District

The RT District is designed to permit the development of attached single-family townhouse dwellings, on separate lots which are designed expressly for separate ownership in suitable residential environments at a higher density than conventional detached single-family dwellings. The maximum density in the RT District shall not exceed 10.4.

I. Purposes of the RM -1 Residential Multifamily Low-Density District

The RM-1 District is designed to permit the development and conservation of multifamily dwelling types in suitable environments at a maximum density of 20 dwelling units per acre.

J. Purposes of the RM-2 Residential Multifamily Medium Density District

The RM-2 District is designed to permit the development and conservation of multifamily dwelling types, in suitable environments at a maximum density of 25 dwelling units per acre.

K. Purposes of the RMHP Residential Manufactured Home Park District

The RMHP District is designed to recognize manufactured home living as a residential use requiring location in a residential manufactured home park development, while requiring regulation to assure a suitable living environment and compatibility with adjacent uses. The maximum density in the RMHP District shall not exceed 8.0 dwelling units per acre.

SECTION 401. PRINCIPAL USES

The Principal Uses Permitted in the Residential Districts are designated by Use Units. Use Units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The Use Units permitted in Residential Districts are set forth in Table 4-1 which follows:

Table 4 - 1: Use Units Permitted in Residential Districts (R)

Use Units		Districts				
No.	Name	RS	RD	RT	RM	RMHP
1.	Area-Wide Uses by Right	X	X	X	X	
2.	Area-Wide Special Exception Uses	E	E	E	E	
4.	Public Protection & Utility Facilities	E*	E*	E*	E*	
5.	Single-Family Dwelling	X	X	X	X	
6.	Duplex Dwelling	E**	X	X	X	
7.	Townhouse Dwelling		E	X	X	
8.	Multifamily Dwelling & Similar Uses	E***	E***	E***	X	
9.	Manufactured Home Dwelling					X
10.	Off-street Parking				E****	
11.	Offices, Studios & Support Services				E****	

X Use by Right

E Special Exception (See Sec. 403)

* Antenna and Antenna Supporting Structures are not permitted by Special Exception in any R District.

** Duplexes may be permitted only in the RS-10, RS-8 and RS-6 Districts by Special Exception.

*** Community group home, convent, monastery, and novitiate are the only uses within Use Unit 8 permitted by Special Exception in the RS, RD, and RT Districts.

**** In the RM-2 District only by Special Exception.

SECTION 402. ACCESSORY USES

A. Accessory Uses Permitted

Accessory uses customarily incident to a principal use permitted in a Residential District are permitted in such District. In addition, the following uses set forth in Table 4 - 2, are permitted as accessory uses. Where applicable, use conditions are set forth in section 402.B.

Table 4 - 2: Accessory Uses Permitted in Residential Districts (R)

USES		DISTRICTS
1.	Home Occupations (As permitted by Sec. 402.B.7 Accessory Use) (As permitted by Sec. 403.B Special Exception)	All R Districts EXCEPT RMHP All R Districts* EXCEPT RMHP
2.	Sleeping Rooms (Sec. 402.B.4)	All R Districts** EXCEPT RMHP
3.	Shelters, Civil Defense or Storm	All R Districts
4.	Signs:(Sec. 402.B.5, 404.B.1.e and Ch. 9 Signs) Bulletin Board Identification Sign Real Estate Construction Sign	All R Districts
5.	Swimming Pool	All R Districts
6.	Management Office and Private Recreation, Laundry, Storage Facilities (for tenants only)	All RM and RMHP Districts
7.	Family Day Care Home (Sec. 402.B.6)	All R Districts EXCEPT RMHP
8.	Parking/Storage of Recreational Vehicles (Sec. 402.B.8 and 404.B)	All R Districts
9.	Antennas and Antenna Supporting Structures (Sec. 402.B.2)	All R Districts

* By Special Exception requiring Board of Adjustment approval.

** By Special Exception requiring Board of Adjustment approval if the number of persons exceeds the number permitted in the definition of a Family in Chapter 18, Definitions.

B. Accessory Use Conditions

1. Accessory Buildings

- a. An accessory building constructed as an integral part of the principal building shall be made structurally a part thereof, and shall comply with the requirements applicable to the principal building.
- b. A detached accessory building shall not be located in the front yard.
- c. Placement in Rear Yard:
 - 1) Within the rear yard, a detached accessory building shall be located at least five (5) feet from any lot line; and

- 2) If the lot line abuts a public street, the detached accessory building shall be setback from the centerline of the street 20 feet plus one-half of the right-of-way designated on the Major Street and Highway Plan, or 45 feet from the centerline of the street if said street is not designated on the Major Street Plan.
 - d. Detached accessory buildings in the aggregate shall not exceed 750 square feet of floor area or 30% of the floor area of the principal residential structure, whichever is greater.
2. Accessory Antennas and Antenna Supporting Structures
- a. Antennas and Antenna Supporting Structures which are accessory to a residential use are permitted to be mounted on a residential dwelling or customary accessory building provided:
 - 1) The antenna supporting structure is considered part of the residential building and shall comply with the building height restrictions of the District; and
 - 2) In no instance may the total antenna height exceed 65 feet. Height shall be measured from the average ground elevation at the residential dwelling to the highest horizontal point of the Antenna and Antenna Supporting Structure.
 - 3) The surface area of all such mounted antennas shall not exceed ten (10) square feet. Only one (1) side, that which has the largest surface area, is to be measured.
 - 4) This provision does not apply to principal use antennas or to antennas which are accessory to uses requiring Board of Adjustment approval.
 - b. Structures other than a dwelling or customary accessory building which are used to support accessory antennas (including guy lines) shall:
 - 1) Be located in the rear yard only;
 - 2) Shall be limited to one (1) such structure;
 - 3) Not exceed 65 feet in height, measured from the average ground elevation of the rear building wall of the residential dwelling to the highest horizontal point of the Antenna and Antenna Supporting Structure;
 - 4) Not encroach upon the land or airspace of any abutting property; and
 - 5) Not exceed 24 inches in width above 25 feet in height.
3. Accessory Commercial
- a. Permitted commercial accessory uses are limited to the uses included in Use Unit 12, Eating Establishments Other Than Drive-Ins and Use Unit 14, Convenience Goods and Services designed and located for the convenience of the occupants of the multifamily dwelling.
 - b. Commercial accessory uses shall be located entirely within a multifamily structure and may have one exterior public entrance for each interior lobby entrance.

- c. Commercial accessory uses shall not occupy more than 10% of the gross floor area of the building in which located.
 - d. No signs or other advertising of the use shall be visible from outside the lot.
4. Sleeping Rooms
- In a dwelling unit occupied as a private residence, one or more rooms may be rented or table board furnished, to not exceeding two (2) persons not members of the family (as defined in Chapter 18) occupying said premises, providing no window display or sign board is used to advertise such use.
5. Signs
- Accessory signs in a Residential District are subject to the conditions established in Chapter 9 Signs.
6. Family Day Care Homes
- a. Must be licensed by the State of Oklahoma Department of Human Services and the City.
 - b. Must be the primary residence of the Family Day Care Operator.
 - c. Must obtain a Certificate of Occupancy from the Building Inspector if established after the effective date of this amendment.
 - d. A maximum of seven (7) children, including those preschool children under five (5) years of age who reside in the residence, may be cared for in the home.
 - e. No person shall be employed other than a member of the immediate family residing on the premises or a substitute caregiver as required by the standards for Family Day Care Homes adopted by the Oklahoma Department of Human Services.
 - f. No signs advertising the Family Day Care Home shall be permitted on the lot.
 - g. No exterior alterations of the dwelling or any customary accessory structure shall be made which would detract from the residential character of the structures.
 - h. No Family Day Care Home may be located on a lot within 300 feet of another lot containing a Family Day Care Home if any boundary of said lots abuts the same street. "Street" as used herein shall mean any named or numbered street along its full length, irrespective of any intervening street.
 - i. State licensed Family Day Care Homes in existence on the effective date of this amendment, but which would be prohibited by the spacing requirements herein, may continue as otherwise regulated herein.
7. Home Occupations
- a. Accessory Home Occupations permitted by Right:
 - 1) Artists
 - 2) Authors and Composers
 - 3) Catering/Food Service

- 4) Computer programming
 - 5) Home cooking and preserving
 - 6) Home crafts
 - 7) Ironing
 - 8) Sewing
 - 9) Telephone answering and/or solicitation
 - 10) Tutorial service, limited to one (1) student at a time
- b. Such Home Occupations shall comply with the following requirements:
- 1) Only members of the family residing in the dwelling shall participate in the Home Occupation;
 - 2) Signs or displays advertising the Home Occupation on the premises which are visible from outside the lot are prohibited;
 - 3) The Home Occupation shall be conducted entirely within an enclosed principal residential structure;
 - 4) Mechanical equipment which creates noise, dust, odor or electrical disturbance is prohibited;
 - 5) Exterior alterations of the structure which would detract from the residential character of the structure are prohibited;
 - 6) Outside storage or display of materials or items associated with the Home Occupation is prohibited;
 - 7) A maximum of 500 square feet of floor area, or not more than 30% of the total floor area, may be used in the Home Occupation;
 - 8) Vehicles used in conjunction with the Home Occupation shall be parked off the street, on the lot containing the Home Occupation, and shall be of a type customarily found in a residential area; and
 - 9) The sale of product on the premises is prohibited.
- c. Home Occupations Permitted by Special Exception.
- Home Occupations which are not permitted by Right may be permitted as a Special Exception subject to the minimum requirements as set forth in Section 403.B, Special Exception Uses in Residential Districts and such additional safeguards and conditions as may be imposed by the Board of Adjustment.
- d. Uses excluded for consideration as a Home Occupation are uses listed in Use Units 12, and 13 through 28 inclusive.

8. Parking or Storage of Recreational Vehicles

- a. Other than for purposes of loading and unloading, which shall take place within a 48-hour period, Recreational Vehicles located in an R District shall be parked or stored:
 - 1) Inside a garage; or
 - 2) Within a rear yard, if located at least five (5) feet from any lot line; provided, however, where said lot line abuts a public street, the Recreational Vehicle shall not be parked or stored closer to the street than the existing dwelling; or
 - 3) Within a non-required side yard; or
 - 4) Within a required side yard if the Recreational Vehicle is less than six (6) feet in height (excluding the height of an outboard motor or windshield) and it is screened by a six (6) foot screening fence along the lot line nearest the vehicle and extending the full length of the vehicle; or
 - 5) Within the front yard, see also Section 402.8.c, provided:
 - a) Space is not available or there is no reasonable access to either the side yard or rear yard; a corner lot is always deemed to have reasonable access to the rear yard; a fence is not necessarily deemed to prevent reasonable access;
 - b) Parking inside the garage is not possible because of the size of the garage structure;
 - c) The unit is parked perpendicular to the front lot line;
 - d) The body of the recreational vehicle is at least 12 feet from the face of the curb or traveled portion of the street, but in no instance shall any portion of the vehicle extend over a sidewalk or other public right-of-way; and
 - e) Not more than one (1) Recreational Vehicle is parked or stored in the front yard. A boat with or without a trailer is considered one Recreational Vehicle.
- b. The parking and storage of Recreational Vehicles in an R District as established herein is only permitted if:
 - 1) The vehicle is not used for dwelling purposes;
 - 2) The vehicle is not permanently connected to any public or private utility; and
 - 3) The vehicle is not used for storage of goods, materials, or equipment other than those items considered being a part of the unit or essential for its use as a Recreational Vehicle.
- c. The Board of Adjustment may, as a Special Exception, permit Recreational Vehicles to be parked or stored in the front yard or required side yard if the conditions listed in 402.8.a cannot be met.

SECTION 403. REQUIREMENTS FOR SPECIAL EXCEPTION USE

The Special Exception Uses permitted in the Residential Districts as designated in Table 4-1, are subject to the minimum requirements set out below, the conditions established within the Use Units and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

- A. The accessory use provisions of the Residential Districts pertaining to signs are applicable to accessory signs for principal uses permitted by Special Exception. (Sec. 402.B.5, 404.B.2.e and Chapter 9, Signs).
- B. Home Occupations Permitted by Special Exception:
 - 1. The home occupation must be accessory to the use of the dwelling unit as a residence.
 - 2. Only members of the family residing in the dwelling shall participate in the Home Occupation.
 - 3. Signs, advertising the Home Occupation on the premises, which are visible from outside the lot are prohibited.
 - 4. The Home Occupation shall be conducted entirely within an enclosed principal residential structure or customary accessory building.
 - 5. Mechanical equipment which creates noise, dust, odor or electrical disturbance is prohibited.
 - 6. Exterior alterations of the structure which would detract from the residential character of the structure are prohibited.
 - 7. Outside storage or display of materials or items associated with the Home Occupation is prohibited.
 - 8. In no case may the home occupation exceed 500 square feet or more than 30% of the total floor area of the house or accessory building, whichever is less.
 - 9. Vehicles used in conjunction with the Home Occupation shall be parked off the street, on the lot containing the Home Occupation, and shall be of a type customarily found in a residential area.
 - 10. The sale of product on the premises is prohibited.
- C. In the RS-6 and RS-8 District, Duplex use shall comply with the height and yard requirements for single-family use and in addition shall comply with the following requirements:
 - 1. Minimum lot area of 8,000 square feet;
 - 2. Minimum land area per dwelling unit of 5,400 square feet;
 - 3. Minimum frontage of 75 feet;
 - 4. Minimum building setback of 25 feet from abutting lot lines within an RS District; and
 - 5. Minimum Livability Space (as defined in Chapter 18) of 1,500 square feet per dwelling unit (3,000 square feet total).

- D. In the RD District, Townhouse use (3 or more units per building) shall conform to the requirements of the RD District and the following restrictions.
 - 1. Minimum lot area of 2,000 square feet per dwelling unit;
 - 2. Minimum land area of 5,200 square feet per dwelling unit.
 - 3. Minimum frontage of 100 feet;
 - 4. Minimum building setback of 25 feet from abutting lot lines located within an RS or RD District; and
 - 5. Minimum Livability Space (as defined in Chapter 18) of 1,200 square feet per dwelling unit.
- E. Bulk and Area Restrictions for Special Exceptions
 - 1. Use Unit requirements, when more restrictive, shall prevail.
 - 2. Otherwise, Special Exception uses shall comply with the least restrictive yard and height requirements of the District in which located and in addition, shall comply with the following requirements:
 - a. Maximum FAR of 0.5;
 - b. Minimum lot size of 10,000 square feet
 - c. Minimum frontage of 100 feet; and
 - d. A minimum building setback of 25 feet from abutting lot lines located within an R District.
 - 3. Special Exceptions are as stated in B, C, and D of this Section, and Section 210, Lot Area and Width Exceptions.
- F. Office use in the RM-2 District shall comply with the Bulk and Area requirements of the OL District.
- G. Off-street Parking lots may be permitted in RM-2 Districts only, provided:
 - 1. It is not a commercial lot; and
 - 2. It is not abutting the side lot lines of two (2) existing single-family dwellings.

SECTION 404. BULK AND AREA REQUIREMENTS

See Table 4-3: Bulk and Area Requirements in the RS, RD, RT and RM Districts, on the following page. The Bulk and Area requirements of the RMHP Residential Manufactured Home Park District are shown in Section 404.B Table 4-3: Bulk and Area Requirements in the RS, RD, RT and RM Districts.

DISTRICTS	RS-60	RS-25	RS-10	RS-8	RS-6	RD	RT	RM-1	RM-2
DENSITY PER ACRE (Maximum)	0.7	1.6	3.6	4.5	5.8	9.9	10.4		
Not within a PUD								20	25
Within a PUD								25	30
LOT WIDTH (Minimum Feet)									
Single-Family	165	120	80	70	60	60	60	60	60
Duplex						65	65	65	65
Townhouse (3 Units Minimum)							70	70	70
Townhouse Dwelling Unit							20	20	20
Multifamily								100	100
LOT AREA (Minimum Square Feet)									
Single-Family	60,000	25,000	10,000	8,000	6,000	6,000	6,000	6,000	6,000
Duplex						6,500	6,500	6,500	6,500
Townhouse (per Dwelling Unit)							1,600	1,600	1,600
Multifamily								10,000	10,000
LAND AREA (Minimum Square Feet)									
Single-Family (per Dwelling Unit)	64,120	28,000	12,000	9,750	7,500	7,500	7,500	7,500	7,500
Duplex (per Dwelling Unit)						4,388	4,388	4,388	4,388
Townhouse (per Dwelling Unit)							4,200	4,200	4,200
Multifamily (per Dwelling Unit)								2,178	1,742
Not within a PUD								1,742	1,452
Within a PUD									
STRUCTURE HEIGHT (Maximum Feet)	50*	50*	35	35	35	40*	60*	60*	60*
LIVABILITY SPACE** (Minimum Sq. Feet)	35,000	12,500		4,000	3,500		1,000		
Per Dwelling Unit	0	0	4,500	0	0	1,200	0	800	600
FRONT YARD AND ANY ABUTTING A PUBLIC STREET (Minimum Feet): Measured from the centerline (as defined in Chapter 18) of abutting street; add to the distance designated in the column to the right, ½ of the right-of-way width designated on the Major Street Plan, or 25 feet if the street is not designated on the Major Street Plan.									
Arterial or Freeway Service Rd.	35	35	35	35	35	35	35	35	35
Not an Arterial	35	35	30	25	25	25	25	25	25
REAR YARDS (Minimum Feet)	25	25	25	20	20	20	20	20	20
SIDE YARDS (Minimum Feet)									
One Side Yard	15	10	10	10	10	5	5	10	10
Other Side Yard	15	5	5	5	5	5	5	10	10

* Requires one-foot (1') setback for each two feet (2') in height greater than 35 feet.

** Livability Space: The open space of a lot which is not allocated to or used for off-street parking or loading areas for paved access to the off-street or loading area.

- A. The foregoing Bulk and Area Requirements are modified as follows:
1. All single-story multifamily dwellings and their accessory buildings, except garages, shall be setback at least 25 feet from any RS District. A two-story limitation shall apply to multifamily dwellings which are within 50 feet of an RS District. All three-story or greater multifamily dwellings shall be at least 75 feet from an RS District.
 2. A minimum of three (3) Townhouse lots is required for a Townhouse development.
 3. Required Livability space within a Townhouse development shall be provided on each Townhouse lot, or may be provided in common areas within the Townhouse development as designated on the recorded subdivision plat.
 4. When a lot or portion of a lot abuts a cul-de-sac having a radius greater than 25 feet, or when a lot or portion of a lot abuts a non-arterial street right of way which exceeds 50 feet in width, the setback distance designated in the column to the right shall be measured from the property line.
 5. When a single-family or duplex lot abuts a non-arterial street right-of-way on two (2) sides, the owner may select the front yard and the other yard abutting the non-arterial public street shall not be less than 15 feet; provided that garages which access this street shall be setback a minimum of 20 feet.
 6. Side yard setback requirements shall not apply to interior lot lines of Townhouse developments.
 7. Front yard requirements in the RS-60, RS-25, and RS-10 Districts may be reduced five (5) feet with Board of Adjustment approval as a Special Exception.
 8. The minimum side yard setback for a single-family dwelling in an RD, RT, or RM District shall be 10 feet on one side and 5 feet on the other. The minimum side yard setback for RD or RT in an RM District is 5 feet on each side.
- B. Bulk and Area Requirements in a RMHP Residential Manufactured Home Park District Development
1. The tract shall have a minimum area of at least ten (10) acres, and shall consist of one (1) or more contiguous tracts under common ownership or control. Contiguous shall mean separated only by non-arterial streets or alleys.
 2. General requirements
 - a. Minimum internal private street surfacing width 26 feet.
 - b. All dwellings shall be completely skirted prior to occupancy.
 - c. All dwellings shall be anchored as required by the City Ordinance.

- d. All manufactured homes shall be certified and shall conspicuously display such certification that they have been constructed and comply with the 1995 National Manufactured Home Construction and Safety Standards.
 - e. Signs
 - f. Sign restrictions for Manufactured Home Park District (See Section 907. 2)
3. Tract Development Standards
- a. Tract Area (Minimum) 10 Acres
 - b. Land Area per Dwelling Unit (Minimum) 5,445 SF
 - c. Tract Width (Minimum) 330 feet
 - d. Setback Abutting a Public Street:

MEASURED FROM THE CENTERLINE; add to the distance designated in the column to the right, 1/2 of right of way width designated on Major Street Plan, or 25 feet, if not designated on Major Street Plan:

Abutting an Arterial or Freeway Service Road (Minimum)	50 feet
Not Abutting an Arterial or Freeway Service Road (Minimum)	35 feet
 - e. Setback from Perimeter Boundary, except where abutting a public street or RS District (Minimum) 25 feet
 - f. Setback from Perimeter Boundary when abutting an R District other than another RMHP District (Minimum) 35 feet
 - g. Height (Maximum) One Story
 - h. Common park/recreational open space and facilities (which may include trails, playgrounds, community buildings and tot lots) shall be delineated and provided on each development established under these regulations equal to at least 10% of the total gross tract area, exclusive of open area on each space.
 - i. Common recreational vehicle storage areas are not permitted to be located abutting the perimeter of the RMHP development and are permitted only for use by tenants of the RMHP development.
4. Internal Space Requirements exclusive of streets and required open space:
- a. Minimum Space Width 40 feet
 - b. Minimum Space Area 4,000 SF
 - c. Side Yards (Minimum)

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|----|---|----------|
| | One Side Yard | 5 feet |
| | Other Side Yard | 10 feet |
| d. | Rear Yard (Minimum) | 15 feet |
| e. | Front Yard (Minimum) | 20 feet |
| f. | Minimum Separation between Dwellings | 15 feet |
| g. | Minimum Paved Off-Street Parking Spaces per Dwelling Unit | 2 spaces |
5. Detached Accessory Building
 - a. Minimum area 36 SF
 - b. Maximum area 100 SF
 - c. Minimum Setback from Space Boundary 5 feet
 6. Maximum Area Under Roof
 - a. 45% of the space
 - b. Area under roof is the sum of the square footages of the dwelling plus carport and outdoor shelters, plus any detached accessory buildings.
 7. Paved outdoor living area shall be provided on each space and shall be a minimum of 100 square feet and shall have an average dimension of not less than 10 feet. This area may be covered with a roof, subject to limitations imposed by maximum area under roof. Required parking areas and driveways shall not be included as part of this outdoor living area.

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