

CHAPTER 2

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SECTION 200. ZONING AND SUPPLEMENTAL ZONING DISTRICTS ESTABLISHED

The Zoning Districts and Supplemental Zoning Districts set forth below are hereby established. The District symbol is in the column to the left.

- AG Agriculture District is designed to provide space for agricultural and related uses.

- RS-60 Residential Single-Family, Estate District is designed to provide space for residential single-family dwelling units with a maximum density of 0.7 units per acre.

- RS-25 Residential Single-Family, Low Density District is designed to provide space for residential single-family dwelling units with a maximum density of 1.6 dwelling units per acre.

- RS-10 Residential Single-Family Medium Density District is designed to provide space for residential single-family dwelling units with a maximum density of 3.6 dwellings units per acre.
- RS-8 Residential Single-Family Medium High Density District is designed to provide space for residential single-family dwelling units with a maximum density of 4.5 dwellings per acre.
- RS-6 Residential Single-Family High Density District is designed to provide space for residential single-family dwelling units with a maximum density of 5.8 dwellings per acre.
- RD Residential Duplex District is designed to provide space for two family attached dwelling units with a maximum density of 9.9 dwelling units per acre.
- RT Residential Townhouse District is designed to provide space for attached single-family dwelling units on separate lots which are designed expressly for separate ownership with a maximum density of 10.4 dwelling units per acre.
- RM-1 Residential Multifamily Low Density District is designed to provide space for multifamily housing units with a maximum density of 20 dwelling units per acre.
- RM-2 Residential Multifamily Medium District is designed to provide space for multifamily housing units with a maximum density of 25 dwelling units per acre.
- RMHP Residential Manufactured Home Park District is designed to recognize manufactured home living as a residential use, in Manufactured Home Parks with a maximum density of 8 dwelling units per acre.
- OL Office Low Intensity District is designed primarily to facilitate the location of low intensity professional and business offices with a maximum Floor Area Ratio of 0.30.
- OM Office Medium Intensity District is designed to provide areas for offices, together with certain community facilities normally compatible with primary office uses. It is designed to preserve existing medium intensity office development and to facilitate the development of new medium intensity office areas with a maximum Floor Area Ratio of 0.50.
- OH Office High Intensity District is designed to provide areas for high intensity office use, together with community facilities and certain limited accessory commercial uses normally compatible with high intensity office uses with a maximum Floor Area Ratio of 8.0.

- P Parking District is designed to facilitate the provision of uncovered, unenclosed accessory off-street parking facilities in locations where more intensive commercial or industrial development is not appropriate.

- CS Commercial Shopping District is designed to accommodate local, convenience, neighborhood, and subcommunity shopping with a maximum Floor Area Ratio of 0.50.

- CG Commercial General District is designed to accommodate groupings of certain compatible commercial and light industrial uses with a maximum Floor Area Ratio of 0.75.

- CH Commercial High Intensity District is designed to accommodate high intensity commercial and related uses with no maximum Floor Area Ratio.

- CBD Central Business District is designed to achieve the objectives of the Comprehensive Plan relative to the Commercial Business Area with a maximum Floor Area Ratio of 0.50.

- IL Industrial Light District is designed to provide areas suitable for industrial uses, which have minimal objectionable environmental influences on adjacent uses with no maximum Floor Area Ratio.

- IM Industrial Moderate District is designed to provide areas suitable for industrial uses, which may produce moderately objectionable environmental influences in their operation and appearance with no maximum Floor Area Ratio.

- IH Industrial Heavy District is designed to provide areas suitable for industrial uses, which may impose substantial environmental influences or hazards with no maximum Floor Area Ratio.

- PUD Planned Unit Development (Supplemental Zoning District) is designed to provide for flexibility within a development to best utilize the unique physical features of a particular site.

SECTION 201. OFFICIAL ZONING MAP ESTABLISHED

Zoning District locations and their respective boundaries shall be delineated on the Official Zoning Map of the City of Catoosa. The Official Map shall be on file in the Office of the City Clerk. The Board of Adjustment shall be responsible for map maintenance. When necessary, the Official Zoning Map may be divided into parts and such parts may be used separately for reference or as needed when adopting or amending the Code. The Official Zoning Map shall be updated by the Planning Staff within 15 days of City Council approval.

SECTION 202. DISTRICT BOUNDARY DESCRIPTION AND INTERPRETATION

- A. Zoning District (District) boundary lines shall be described by legal description and/or by a map.
- B. When a legal description is used, the boundary line shall be deemed to extend to the centerline of abutting streets and shall be so designated on the Official Zoning Map.
- C. When a map is used, District boundary lines shall be established by dimensions, property lines, recorded lot lines, or the centerline of an abutting street, alley, or railroad rights-of-way, as if the same were of record at the time of adoption.
- D. In cases where the exact location of a District boundary line is unclear, the same shall be determined by the Board of Adjustment.

SECTION 203. LIMITATION ON LAND USE

- A. No person, firm or corporation shall use or permit to be used any land or buildings, nor shall any person, firm or corporation make, construct, move, alter, enlarge, rebuild or permit the making, erection, construction, moving, altering, enlarging or rebuilding of any building, structure or improvement, which is designed, arranged or intended to be used or maintained for any purpose or in any manner except in accordance with the regulations contained herein.
- B. Nothing in this Code shall be deemed to require a change in the plans, construction, or designated use of any building, where a Building Permit has been lawfully issued prior to the effective date of this Code, and pursuant to such permit, construction is diligently carried to completion. Upon completion, such building or use shall be deemed nonconforming and may continue as regulated by Chapter 14, Nonconformities.
- C. At any time within one year after the effective date of this Code, a Building Permit and/or Certificate of Occupancy may be issued or a use of land commenced in accordance with the terms and conditions of a Special Exception or Variance granted by the Board of Adjustment prior to the effective date of this Code.

SECTION 204. MINIMUM REQUIREMENTS

Under the provisions of this Code all standards (Bulk and Area requirements, rights-of-way, etc.) are established as minimum requirements, unless otherwise stated.

SECTION 205. DIVISION OF LOTS

A lot shall not hereafter be divided into two or more lots, unless all lots resulting from such division conform to all the applicable regulations of the District in which located.

SECTION 206. SUBSTANDARD LOT OF RECORD

For regulations relative to a substandard lot of record see Section 1404, Nonconforming Lots.

SECTION 207. STREET FRONTAGE REQUIRED

- A. No lot shall contain any building used in whole or in part for residential purposes unless such lot has a minimum of 35 feet of frontage on a public street or dedicated right-of-way with a width of at least 50 feet.
- B. Exceptions to the above are allowed when the lot in question is:
 - 1. A substandard lot of record;
 - 2. A lot within an approved Planned Unit Development; or
 - 3. A lot within an approved Townhouse Development.
- C. Alleys, where they exist, shall provide only a secondary means of access.

SECTION 208. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD

Not more than one single-family dwelling may be constructed on a lot, except in the case of a lot which is within an approved Planned Unit Development or in the RMHP District.

SECTION 209. HEIGHT EXCEPTIONS

The following structures shall not be subject to the height limitations of the District in which they are located:

- A. Farm buildings and structures.
- B. Belfries, chimneys, cupolas, domes, elevators, penthouses, flagpoles, monitors, smokestacks, spires, cooling towers and ventilators, provided:
 - 1. They are not intended for human occupancy; or

2. Do not include uses which are not permitted by Right.

SECTION 210. LOT AREA AND WIDTH EXCEPTIONS

The lot area and width requirements of the Districts shall not apply to the uses, other than Fire Protection and Ambulance Services, included within Use Unit 4, Public Protection and Utility Facilities.

SECTION 211. YARDS

A. Compliance With Yard Requirements:

1. Open space or lot area required for an existing building or structure shall not be counted as open space for any other building or structure;
2. Land area used in computing permitted floor area for one building shall not be used in computing permitted floor area for any other building; and
3. On any corner lot where a front and side yard is required, no wall, fence, sign, parking area, structure or any plant growth shall be maintained which obstructs the line of sight through the Sight Distance Triangle (see Figure 2-1 and Section 212).

B. Permitted Obstructions in Required Yards

Except as provided in the following section, required yards shall be open and unobstructed from the ground to the sky. Obstructions are permitted in required yards as follows:

1. Cornices, canopies, eaves, fireplaces, and similar architectural features may project not more than two (2) feet into a required yard.
2. Fire escapes may project not more than five (5) feet into a required yard.
3. Fences, plant materials, berms, walls, and permitted signs may be located in any yard provided, they are constructed and maintained in accordance with the following guidelines:
 - a. On any corner lot none of the aforementioned materials may be maintained or constructed in such a manner as to obstruct the line of sight through the sight distance triangle (see Section 212);
 - b. No fence or wall, which projects into or encloses a required front yard is permitted to exceed four (4) feet in height;

- c. Screening fences and walls within yards shall not exceed a height of eight (8) feet; and
 - d. The Board of Adjustment, as a Special Exception, may modify these limitations.
4. Signs, which are permitted as accessory uses in Residential Districts, may be located within any yard which is bounded by a public street (see Chapter 9, Signs).
5. Accessory Buildings:
- a. In all R Districts, a detached accessory building not exceeding one story in height and not on a permanent foundation may be located in a rear yard, provided:
 - 1) The building does not cover more than 30% of the area of the rear yard (as defined in Chapter 18);
 - 2) It is located at least five (5) feet from any lot line; and
 - 3) In no case shall such building exceed 750 square feet or 30% of the floor area of the principal residential structure whichever is greater, unless granted a Special Exception by the Board of Adjustment (see Section 402.B, Accessory Use Conditions for other applicable restrictions).
 - b. If on a permanent foundation, the detached accessory building shall conform to all setback regulations.
6. Swimming pools, tennis courts, and storm shelters shall:
- a. Be located in the rear yard;
 - b. Have a minimum setback of ten (10) feet from any side or rear lot line (as defined in Chapter 18); and
 - c. Not be placed on or within an easement.
7. Residential manufactured home hitches up to a maximum of four (4) feet.
8. Customary accessory structures, such as clotheslines, and/or barbecue pits, playground equipment.

9. Antennas and Antenna Supporting Structures and guy lines may be located in the required rear yard. (See Section 219.)

C. Use of Yards in R Districts

No inoperative or unlicensed automobiles, nor inoperative trailers, nor other types of vehicles (see Chapter 18), of any kind shall be parked or stored on any residentially zoned property other than (for Recreational Vehicles see Section 402.B.8):

1. In a completely enclosed building; or
2. On a hard surface area completely enclosed by an eight (8) foot screening wall; and
3. Storage of such vehicles shall not exceed the height of the required screening wall.

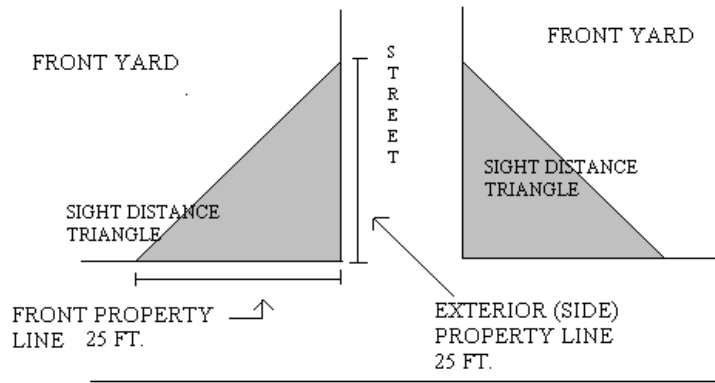
- D. Stored vehicles shall not be used for salvage or parts of vehicles and the storage shall be for no more than a two (2) year period. The permitted use in this case shall be for the general purpose of restoration for personal or family use and in no case for any commercial purpose.

SECTION 212. SIGHT DISTANCE TRIANGLE

A Sight Distance Triangle (see Figure 2-1) is established on all exterior corner lots as follows:

- A. Measure from the point of intersection of the front and exterior (side) lot line a distance of 25 feet along each lot line, then connect the points to establish a right triangle on the area of the lot adjacent to the street intersection.
- B. This triangle shall be established at elevations between two (2) feet six (6) inches and ten (10) feet above any portion of the crown of the adjacent roadway.

FIGURE 2-1: SIGHT DISTANCE TRIANGLE



1. AT THE PROPERTY LINE, MEASURE A DISTANCE OF 25 FT. FROM THE POINT OF INTERSECTION OF THE FRONT AND EXTERIOR (SIDE) LOT LINES.
2. THEN CONNECT THESE LINES TO ESTABLISH A RIGHT TRIANGLE ON THE AREA OF THE LOT ADJACENT TO THE INTERSECTION

SECTION 213. STRUCTURE SETBACK FROM ABUTTING STREETS

The structure setback from abutting streets shall be as provided for each Zoning District. However, every structure shall be set back from the centerline of an abutting street a horizontal distance of not less than one half (1/2) of the right-of-way designated on the Major Street and Highway Plan or 25 feet if the abutting street is not designated on said Plan.

SECTION 214. EXISTING BUILDING ENCROACHMENT ON FRONT YARDS OR BUILDING SETBACKS

Where an existing building or buildings on the same side of the street and within the same block encroach on the required front yard or building setback, the required front yard or building setback for new construction shall be established as follows:

- A. If the proposed building is to be located more than 200 feet from an encroaching building, the proposed building shall conform to the front yard or building setback established for the District in which the proposed building is to be located.
- B. If the proposed building is to be located between adjacent buildings which conform to the required front yard or building setback, or between a conforming building and an

intersecting street, the proposed building shall conform to the front yard or building setback established for the District in which the proposed building is to be located.

- C. If the proposed building is to be located within 200 feet of encroaching buildings on both sides and there are no intervening buildings, the front yard or building setback shall be the average of the front yard or building setback of the two nearest front corners of the encroaching buildings.
- D. If the proposed building is to be located within 200 feet of an encroaching building on one side, but not both sides, and there are no intervening buildings, the front yard or building setback shall be the average of the otherwise required front yard or building setback and the setback of the nearest front corner of the encroaching building.
- E. Provided, however, that in the application of "C" or "D" above, the front yard or building setback shall not be reduced to less than five (5) feet plus one-half (1/2) of the right-of-way width designated on the Major Street and Highway Plan for the abutting street, or five (5) feet plus 25 feet if the street is not designated on the Major Street and Highway Plan.

SECTION 215. PROHIBITION OF RESIDENTIAL DISTRICTS USED AS MEANS OF ACCESS

The use of an RS, RD, RT or RMHP District for access to any RM, O, C or I District is prohibited. The use of an RM District for access to any RS, RD, RT, RMHP, O, C or I District is prohibited unless permitted through an approved Planned Unit Development.

SECTION 216. SCREENING WALL OR FENCE

- A. For the purpose of maintaining a compatible relationship between certain land uses, a screening requirement is hereby established as follows:
 - 1. Where required, the screening wall shall be constructed prior to the initiation or continuance of particular use.
 - 2. For requirements pertinent to when construction and placement of a screening wall or fence is required, see Chapter 12, Use Units.
- B. Specifications

When the provisions of this Code require the construction of a screening wall or fence as a condition for the initiation of the use and/or the subsequent continuation of a use, the

screening wall or fence shall adhere to the regulations below (for Use Unit 29, Junk and Salvage Yard see Section 1229 for the screening wall specifications):

1. Shall be constructed of fencing materials commonly used, referring to wood, but not precluding other materials, as approved by the Board of Adjustment.
2. Shall not be less than six (6) feet in height, nor taller than eight (8) feet.
3. Shall be constructed with all braces and supports toward the interior of the lot.
4. Shall be constructed prior to the granting of a Certificate of Occupancy for the building or initiation of the use required to be screened.
5. Shall be uniform in height, except for significant changes in topography.
6. If painted, shall be colors which are architecturally and aesthetically compatible with surrounding areas when abutting an AG or R District Boundary, and shall be approved by the Board of Adjustment.
7. Shall not be a chain link fence or any other fence, which utilizes inserts of metal or other materials.
8. Shall be of a type of material and height compatible with the surrounding area.
9. Shall be placed along lot lines, except in cases where design and construction adversely affect the natural drainage of the surrounding area, with the location to be determined and approved by the Board of Adjustment.

C. Maintenance

The screening wall or fence shall be maintained by the owner of the lot containing the use required to construct the screening wall or fence. Failure to maintain after notice by the Zoning Officer shall constitute a violation of this Code (see Section 1502, Penalties for Violation).

D. Modification of the Screening Wall or Fence Requirements

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

1. Modify or remove the screening requirement where existing physical features provide visual separation of uses.
2. Modify the screening requirement where an alternative screening will provide visual separation of uses.

3. Grant an extension of time to erect a screen where properties which are to be benefited by the screen are undeveloped.
4. Remove the screening requirement where the purposes of the screening requirement cannot be achieved, or is prohibited by other ordinances and/or regulations.

SECTION 217. PLATTING REQUIREMENT

- A. A platting requirement is hereby established for the purpose of providing for a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles which result from an intensification of land use customarily incident to a change of zoning. The platting of land, as set forth in the Catoosa Subdivision Regulations, shall be required in the following instances:
 1. For any land which has been rezoned to a zoning classification other than AG upon application of a private party; and
 2. For any land which has been granted a Special Exception by the Board of Adjustment as listed in:
 - a. Use Unit 2, Area-wide Exception Uses;
 - b. Use Unit 4, Public Protection and Utility Facilities;
 - c. Use Unit 8, Multifamily and Similar Uses; and/or
 - d. Use Unit 21, Commercial Recreation and Intensive.
- B. No Building Permit or Certificate of Occupancy shall be issued on the above designated properties until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be.
- C. The plat shall be submitted to the Catoosa Planning Commission for consideration and approval. The plat shall be in the form as required in the Catoosa Subdivision Regulations and shall follow the approval process as defined in that document. Upon final approval, the plat shall be filed of record in the office of the County Clerk where the property is situated.
- D. The City Council, upon recommendation of the Planning Commission, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

SECTION 218. MAJOR STREET PLAN

“The Catoosa Major Street and Highway Plan,” an element of the Comprehensive Plan for the Catoosa Planning Area, shall subsequently be referred to as “The Major Street Plan” (see Appendix C, Major Street and Highway Plan).

SECTION 219. SATELLITE COMMUNICATION ANTENNAS

A. Principal Use Antenna

1. Antennas and Antenna Supporting Structures which are principal uses in an AG, or I District are regulated by Section 1204 of this Code and the provisions of the respective Districts.
2. Antennas and Antenna Supporting Structures which are principal uses in I Districts may be permitted by Right and are regulated by Section 704 of this Code.

B. Accessory Use Antenna

Antennas and Antenna Supporting Structures which are accessory uses are regulated by Section 302 (AG Districts), Section 402 (R Districts), Section 502

(O District), Section 602 (C Districts) and Section 702 (I Districts) of this Code.

C. Setbacks from R Districts

1. Antenna and Antenna Supporting Structures which are accessory to principal uses permitted in the Agricultural, Office, Commercial, and Industrial Districts shall be setback from an R District boundary line 110% of the height of the Antenna and Antenna Supporting Structure, as measured at grade.
2. The setback distance shall be measured from the nearest point of residential district boundary line, this to exclude freeways zoned residential.

SECTION 220. NUISANCES REGULATED

Fences, plant materials, berms, walls, signs and lights shall not be located in such a manner as to constitute a nuisance as provided in Section 8 of Code of Ordinances of the City of Catoosa.

SECTION 221. STROBE LIGHTS AND ROTATING BEACONS PROHIBITED

Except as otherwise required by law, strobe lights and rotating beacon lights are prohibited if visible from a public street.

SECTION 222. NON-COMMERCIAL SIGNS

Nothing contained in this Code shall prevent the use of the permitted display surface area, in whole or in part, on any sign authorized by this Code and wherever located, from being used for a non-commercial message.

SECTION 223. PARKING OF MOTORIZED VEHICLES

- A. All motorized vehicles which are designed for travel upon public streets and which are being parked, stored or displayed for sale shall be parked, stored or displayed on an all-weather material as defined in Section 1800, Definitions. The foregoing provisions of this Section shall not apply to vehicles located within junk and salvage yards.
- B. The Board of Adjustment may, as a Special Exception, permit the storage and/or display of motorized vehicles on a surface other than one consisting of an all-weather material if said storage is located beyond the primary facade of the building.

SECTION 224. WILD OR EXOTIC ANIMALS

- A. Keeping or Raising of Wild or Exotic Animals in the AG District
 - 1. The keeping or raising of Wild or Exotic Animals as defined in Chapter 18 of this Code, is permitted only in an AG Agriculture District and only as a business with Board of Adjustment approval as a Special Exception.
 - 2. New businesses shall meet the requirements set out in Section 303, Requirements for a Special Exception Uses in the AG Agricultural District.
 - 3. Existing businesses must hold a valid Commercial Breeders License issued by the Oklahoma Department of Wildlife or the United States Department of Agriculture permitting the operation of existing business and shall apply for and obtain a Certificate of Occupancy within 90 days from the effective date of this Code.

B. Certificate of Occupancy

1. Certificate of Occupancy for any such existing business or any such new business shall be issued by the Zoning Officer, after an on-site inspection to determine that:
 - a. The facilities conform to the application for a Special Exception as approved by the Board of Adjustment in the case of a new business; and
 - b. Are appropriate for the keeping and raising of the animals confined, and adequate for the protection of the public health, safety and welfare.
2. Such Certificate of Occupancy shall permit the operation of the business only for so long as the operator maintains a valid Commercial Breeders License issued by the Oklahoma Department of Wildlife or the United States Department of Agriculture permitting the operation of such new or existing business.
3. The Zoning Officer shall solicit, as needed, the aid of qualified professionals in the field to inspect the facilities before issuing the required permit.

C. Not Permitted in any other Zoning District

The keeping or raising of Wild or Exotic Animals for any reason is prohibited in all other Districts, except for a zoo, circus or carnival as authorized by this Code.

SECTION 225. ILLUMINATION STANDARDS

- A. The illumination which results from a lighted sign shall not exceed 70 foot candles measured at a two (2) foot distance.
- B. All lighting visible from adjacent streets or property, including lighting of Off-Street Parking and Loading Areas and buildings, shall be so arranged as to shield and direct light downward and away from the perimeter boundaries of the area illuminated, and shall not pose a glare, such as to cause a nuisance or hazard to persons on adjacent streets or property. Shielding of such light shall be designed so as to prevent the light-producing element of the light fixture from being visible to a person standing in an abutting or adjacent R District. See also Section 8 of the Code of City Ordinances of the City of Catoosa.

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