

CHAPTER 12

USE UNITS

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SECTION 1200. INTRODUCTION OF THE USE UNITS

A. General

The Use Unit is a grouping of individual uses having similarities in characteristics of function and/or performance which provides the means for orderly consideration of location and other regulation. Within each Zoning District, the permitted uses are the uses included within a designated Use Unit. The Use Units established in this document are identified by number and name. Each use contains a descriptive statement, and alphabetical listing of the included Uses, Use Conditions, and Off-Street Parking and Loading Requirements.

B. Interpretation

Questions of interpretation of whether a particular principal use is included within a Use Unit shall be decided by the Board of Adjustment. A use, if specifically listed in a Use Unit, shall not to be interpreted as a principal use within any other Use Unit.

C. Applicability of Use Conditions

A use is subject to the provisions of the Zoning District in which located. Additionally, the use is subject to the use conditions specified in the applicable Use Unit. When the requirements of the Use Unit are greater than the requirements of the Zoning District, the Use Unit requirements shall control.

D. Off-Street Parking and Loading Requirements

Unless otherwise specified Off-Street Parking and Loading Requirements do not apply to uses located within the CBD Central Business District.

SECTION 1201. USE UNIT 1. AREA-WIDE USES BY RIGHT

A. Description

Certain public uses, agricultural uses, open land uses, and similar uses which are either subject to other public controls or which do not have adverse effects on other land uses. (See Appendix A and Appendix B.)

B. Included Uses:

1. Passive Agricultural Uses such
as: Cultivation
Forestry
Grazing
Planting
2. Open Land Uses such
as: Arboretum
Flood management project
Reservoir
Wildlife preserve
3. Public Uses such
as: Historical marker
Political campaign signs (See Section 904.D)
Public Park, Excluding Stadiums, Community Centers, Recreation Centers and
Swimming Pools*
Public Safety Warning
Devices Street Sign
Thoroughfare
Utility line.

* See Use Unit 2 for Public Parks with Stadiums, Community Centers,
Recreation Centers and Swimming Pools

C. Off-Street Parking and Loading Requirements. None

SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES

A. Description

Uses which in some instances may be suitable for location in any District, but because of their potential adverse influence on adjacent properties require individual review. The following may be permitted in all Zoning Districts, as a Special Exception requiring Board of Adjustment approval. (See Appendix A and Appendix B)

B. Included Uses:

Adult Detention Center
Airport, Heliport
Aquarium
Art Gallery, not operated for profit
Bus Station
Cemetery
Children's Home
Church *
Club, Social or fraternal
Clubs, Lodges or Service Organizations **
College
Community Center
Construction facilities (off-site)
Convalescent Home
Convict Pre-release Center
Correctional Facility
Correctional Community Treatment Center
Crematory
Cultural Facility, NEC
Cultural and Recreational Facility
Detention Facility
Day Camp
Day Care Home
Emergency and Protective Shelter
Extended Care Facility
Golf Course
Governmental Services, NEC
Homeless Center
Hospital
Hydro-electric Generation Plant
Jail
Juvenile Delinquency Center
Library
Lodge
Marina
Mausoleum
Museum
Nursing Home

Open Air Activities ***
 Planetarium
 Post Office
 Prison
 Public Park, Including such Parks with Stadiums, Community Centers, Recreation
 Centers and Swimming Pools*****
 Public Tennis Court
 Public Schools
 Recreational and Cultural Facility, Community
 Residential Treatment Center
 Rifle and Skeet Range, Gun Club
 Sanitarium
 Schools ****
 Service Organization, Clubs or Lodges**
 Sewage Disposal Facility
 Transitional Living Center
 University
 Wastewater Treatment Plant
 Water Treatment Plant
 Uses which utilize tents, canopies or other open air activities such as:
 Carnival***
 Christmas tree sales
 Circus
 Fruit and vegetable sales
 Plant sales from tent or vehicles
 Tent Revival

- * Churches are permitted by Right in O and C Districts.
- * * Chief activity is a service not carried on as a business.
- *** Open air activities include sales from trucks, trailers, pickups and other vehicles.
- **** Schools which offer a compulsory education curriculum.
- ***** See Also Use Unit 1 for Public Parks Excluding Stadiums, Community
Centers, Recreational Centers and Swimming Pools.

C. Use Conditions

1. Spacing Requirement

- a. To avoid clustering, Detention/Correctional, Emergency and Protective Shelter, Homeless Center, Residential Treatment Center and Transitional Living Centers shall not be located within 1,320 feet of any other such Facilities.
- b. The Board of Adjustment may, as a Special Exception, permit the clustering of such uses if it is determined that said clustering will not be injurious to the abutting and adjacent areas or be otherwise detrimental to the public safety and welfare.

2. Tents, Canopies or other Open Air Activities

- a. Uses which utilize Tents, Canopies or Open Air Activities may be approved for a maximum of 150 days per calendar year. The Board of Adjustment may permit alternative off-street parking materials.
- b. Required parking spaces shall not be used for the Tent, Canopy or Open Air Activity.
- c. Tents, Canopies, and Open Air Activities shall meet the Building Setback requirements established in the applicable Zoning Districts.

3. Construction Facilities

- a. The use may continue for a period not to exceed two (2) years in the same location; however, the Board of Adjustment may grant a one year extension upon request and public notice.
- b. Ingress and egress shall be from arterial or collector streets. The Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.
- c. The use shall not be located closer than 100 feet from any lot containing an occupied dwelling, without the consent of the owner of the dwelling.
- d. This facility shall not be used for dwelling purposes.

4. Churches when located within an AG or R District

- a. Minimum lot area of one (1) acre and minimum lot width of 100 feet; and
- b. No parking shall be permitted within the required front yard.

5. Schools

- a. High Schools shall have their principal vehicular entrance and exit on an arterial street.
- b. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 2, School use, may also be used for a Children's Nursery, Preschool, Community Center or Day Camp.

6. College, University, Hospital

A minimum site area of one (1) acre is required.

7. Nursing Home

- a. The Nursing Home shall meet applicable licensing requirements of the State of Oklahoma.
- b. The maximum Floor Area Ratio is 0.5. (See Chapter 18, Definitions)

8. Aquarium, Day Camp, Museum, Planetarium and Service Organizations, Clubs, or Lodges

When located within an AG, RS, RD or RT District this use shall have a minimum lot area of one (1) acre.

9. Sponsor's Signs/Bulletin Board:

A maximum of 15 square feet of the Aggregate Display Surface Area of signage may be permitted for a School, College, University or Public Park to display the name and/or logo of the sponsor of facilities at the School, College University or Public Park. For the location, height, and area requirements of these signs see Section 907, Business Sign Restrictions by Zoning District.

D. Off-Street Parking and Loading Requirements.

Uses	Parking Spaces	Loading Berths
Airport	1 per each 500 SF of enclosed passenger terminal area	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF
Aquarium, art gallery, museum, planetarium, cultural facility NEC	1 per 800 SF of floor area plus 1 per each 1.5 employees	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Church	1 per 35 SF of chapel or sanctuary floor area or 1 per 3 seats (20" of pew equals one seat) whichever is greater	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
College, University	1 per 600 SF of classroom floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Center	1 per 500 SF of floor area plus 1 per each 1.5 employees	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Emergency and Protective Shelter	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Golf Course	5 per green plus 1 per 400 SF of club house floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Hospital	1 per bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Juvenile Detention Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Nursing Home	0.35 per nursing home bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Service Organizations, Clubs or Lodges	1 per 100 SF of Floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Tennis Court	2 per court, plus 1 per 400 SF of clubhouse area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Schools:		
Elementary and Junior High	1 per 1,200 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Service Organizations, Clubs or Lodges	1 per 100 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
All other uses	As required by the Board of Adjustment	

SECTION 1203. USE UNIT 3. AGRICULTURE

A. Description

Agricultural uses, services and certain other uses suitable for location in an agricultural environment. (See Appendix A and Appendix B)

B. Included Uses

Animal and Poultry Raising, except the keeping or raising of Wild or Exotic Animals as defined in Chapter 18 of this Code, which requires a Special Exception. (See section Special Exception in AG District and Section 224, Wild or Exotic Animals)

Chick Hatchery, Non-commercial Farming

Fishery

Guest or Dude Ranch

Horticultural Nursery

Poultry Raising, Commercial, Requires approval of a Special Exception Ranching

Riding Stable or Academy

C. Use Conditions

1. Horticultural Nursery permits the growing of plant stocks only. Retail sales are permitted on the site only upon approval of a Special Exception from by the Board of Adjustment.
2. Poultry Raising, Commercial, requires approval of a Special Exception from the Board of Adjustment.
3. Medical Marijuana Uses

The conditional use regulations of this section apply to medical marijuana uses.

- a. A medical marijuana grower operation must be located inside an enclosed building.
- b. Medical marijuana grower operations must provide the following:
 - 1) A ventilation/air filtration system that prevents odor from being detectible at the boundaries of the lot within which the building housing the medical marijuana grower operation is located, except that if such use is located in multiple-tenant building, the

ventilation/air filtration system must prevent odor from being detectible outside the tenant space housing the use.

2) An electronic security system and surveillance camera.

c. Medical marijuana grower operations must be conducted and maintained in compliance with the license issued by the Oklahoma State Department of Health and in compliance with Oklahoma law, including but not limited to all applicable statutes, rules and regulations.

d. No medical marijuana grower operation shall be permitted or maintained unless there exists a valid license, issued by the Oklahoma State Department of Health for the particular use at the particular location.

4. Off-Street Parking and Loading Requirement: None

SECTION 1204. USE UNIT 4. PUBLIC PROTECTION AND UTILITY FACILITIES

A. Description

Public Protection and Utility Facilities which may have technical locational requirements and which may require specific locations in or around the areas served. (See Appendix A and Appendix B)

B. Included Uses

Ambulance Service

Antenna and Antenna Supporting Structure

Electrical Regulating Station (Excluding storage or service garages and yards)

Fire Protection Facility

Pressure Control Station; (gas or liquid, excluding storage or service garages and yards)

Shelter, Civil Defense or Storm

Water Storage Facility, NEC

C. Use Conditions for New Antennas and Antenna Supporting Structures on Preexisting Facilities.

1. The installation of new Antennas and Antenna Supporting Structures on existing facilities which predate this Code and have otherwise been approved as a Use by Right or Special Exception by the City may be permitted by Right, upon the certification of a Professional Engineer, licensed to practice in the State of Oklahoma, that the existing structure will accommodate the new user without requiring structural modification and otherwise obtaining the required permits. Excluding the requirement for obtaining approval of a Special Exception from the Board of Adjustment, such new facilities shall be subject to 1204.D.2, 1204.D.3, 1204.D.4, 1204.D.5, 1204.D.10, 1204.D.11 and 1204.D.13 which follow.
2. The installation of Antennas and Antenna Supporting Structures, except as provided above and in Section 703.A, shall require approval of an application to the Board of Adjustment for a Special Exception. Such application shall include a site plan showing all proposed improvements and a scale drawing which displays the location of all existing such sites and sites on which applications are pending with the City for Antennas and Antenna Supporting Structures within a 1,320 foot radius of the site proposed in the application.

D. In order to obtain approval of a Special Exception for an Antenna and Antenna Supporting Structure, the Board of Adjustment shall require, subject to modification and additional requirements as deemed necessary by said Board as a part of the review process, that the Antenna and Antenna Supporting Structure satisfy the following: (See also Section 704)

1. Written evidence shall be presented to the City by the applicant of such facility that the new facility is not closer than 1,320 feet from any existing such site or site for which an application is pending with the City on which collocation space

is reasonably available.

2. Shall be setback from a habitable structure in an AG District or from an R District boundary 110% of its height as measured at grade and in shall no case exceed a maximum of 100 feet tall. Conversely, R District boundaries and habitable structures in an AG District shall be setback from such existing Antennas 110% of the height of the Antenna.
3. Shall be subject to initial and continuing compliance with all other applicable local state and federal codes and standards for operation of that particular facility. These requirements shall include but are not limited to Federal Aviation Administration, Federal Communications Commission, Electronic Industries Association, and the American National Standards Institute.
4. Shall be buffered with landscaping and vegetative or other screening to mitigate the operational and visual impact of such uses on abutting and adjacent uses.
5. If the operation and use of such facilities ceases for a period of 180 days, unless or except said local approvals are again given within 60 days of the expiration of the 180 day period it shall be removed by the owner at the owner's cost or be subject to removal by the City at the owner's cost.
6. Shall be designed and constructed in such a manner as to accommodate the collocation of a minimum of two (2) wireless telecommunication system providers unless it can be demonstrated by the applicant to the satisfaction of the Board of Adjustment that such Collocation was not technically feasible or that it would unreasonably impede or otherwise impair the operation of the initial or subsequently located facilities.
7. If Collocation is determined by the Board of Adjustment to unreasonably impede or impair the operation of the proposed facility, a minimum spacing of 1,320 feet from other such facilities is required.
8. The Antenna shall be of monopole design.
9. Certification from a Professional Engineer licensed to practice in the State of Oklahoma shall be submitted which states that:
 - a. The Antenna and Antenna Supporting Structure is designed and constructed in such a manner as to accommodate the Collocation of a minimum of two (2) wireless telecommunication systems providers;
 - b. That the Antenna and Antenna Supporting Structure meets the standards of the American National Standards Institute and the Electronic Industries Association; and
 - c. Further certification from such an engineer shall be required upon completion of construction and prior to commencement of operation, that the Antenna and Antenna Supporting Structure has, in fact, been constructed in accordance with the plans as approved by the City.

10. Written evidence of compliance with the standards of the Federal Communications Commission and the Federal Aviation Administration.

11. Modification of Operation

- a. Operators of such facility shall give the Zoning Officer 30 days prior written notice of any change or modification in the operation of the facility that would cause the facility to no longer be in compliance with Section 1204. D 1-10 and the conditions of approval granted by the Board of Adjustment;
- b. Said notice shall include detailed information about the nature of all such changes; and
- c. Such changes shall cause the approval of the Special Exception to be revoked and become the basis for requiring submission of a new application if the operation is to continue.

12. Regardless of the preceding sections, upon obtaining approval for Collocation of a specified number of users on a particular facility by a Special Exception from the Board of Adjustment, subsequent users up to the specified number may be permitted by Right upon demonstrating compliance with all conditions of the original approval.

13. As a condition of approval of a Special Exception and in conjunction with an application for a Building Permit a Removal Bond shall be submitted prior to issuance of said Building Permit in an amount as specified herein and as certified by a Registered Professional Engineer licensed to practice in the State of Oklahoma. The amount of said Bond shall be sufficient to remove and dispose of said sign in the case that it becomes unsafe, dilapidated, deteriorated or abandoned, and shall be in an amount of 125% of said Engineer's estimate to remove and dispose of such Antenna. The City of Catoosa shall be made the beneficiary of the Removal Bond.

E. Off-Street Parking and Loading Requirements: None

SECTION 1205. USE UNIT 5. SINGLE-FAMILY DWELLING

- A. Description. Single-family Detached Dwelling and similar uses. (See Appendix A and Appendix B)
- B. Included Uses: Single-family Detached Dwellings and Foster Homes. (See Chapter 4)
- C. Use Conditions
1. Be affixed to a Permanent Foundation as defined in Chapter 18, Definitions.
 2. Utilize customary residential exterior finishing materials as defined in Chapter 18, Definitions.
 3. Have a core area of living space at least 20 feet by 20 feet in size excluding an attached garage.
 4. The Dwelling construction shall utilize customary residential siding and roofing materials and be built to the Building Code standards, as adopted by the City of Catoosa, Oklahoma. Certification of construction to Building Codes standards shall be provided by an engineer or architect, registered or licensed to practice in the State of Oklahoma, if and/or as required.
 5. The Dwelling shall meet all other requirements of current City Codes and Ordinances.
- D. Off-Street Parking and Loading Requirements (See Chapter 13, Parking and Off Street Loading)

Uses	Parking Spaces	Loading Berths
Single-Family Detached Dwelling Unit	2 per dwelling unit	NA
Foster Home	2 per dwelling unit	NA

SECTION 1206. USE UNIT 6. DUPLEX DWELLING

- A. Description. Duplex Dwelling. (See Appendix A and Appendix B)
- B. Included Uses. Duplex Dwelling. (See Chapter 4)
- C. Use Conditions
1. A Duplex Dwelling shall be attached to a Permanent Foundation as defined in Chapter 18, Definitions.
 2. The Dwelling shall utilize customary residential exterior finishing materials as defined in Chapter 18, Definitions.
 3. The Duplex shall have a core area of living space in each dwelling unit at least 20 feet by 20 feet in size excluding an attached garage.
 4. The Dwelling construction shall utilize customary residential siding and roofing materials and be built to the Building Code standards, as adopted by the City of Catoosa, Oklahoma. Certification of construction to Building Codes standards shall be provided by an engineer or architect registered or licensed to practice in the State of Oklahoma, if and/or as required.
 5. The Dwelling shall meet all other City Code and Ordinance requirements.
- D. Off-Street Parking and Loading Requirements. (See Chapter 13, Off Street Parking and Loading Berths)

Uses	Parking Spaces	Loading Berths
Duplex Dwelling	2 per dwelling unit	NA

SECTION 1207. USE UNIT 7. TOWNHOUSE DWELLING

- A. Description. Single-family Attached Townhouse Dwelling. (See Appendix A and Appendix B)
- B. Included Uses. Single-family Attached Townhouse Dwelling. (See Chapters 4 and 18)
- C. Use Conditions
 - 1. Shall be affixed to a Permanent Foundation as defined in Chapter 18, Definitions.
 - 2. Shall have a core area of living space in each dwelling unit at least 20 feet by 20 feet in size, excluding an attached garage.
 - 3. Shall be located on a separate lot within a Townhouse Development. A Townhouse Development shall contain at least three (3) lots, and a subdivision plat for the development shall be recorded in the office of the County Clerk. (See Section 404, Residential Bulk and Area Requirements)
 - 4. Shall be attached by a common party wall or walls to another Townhouse Dwelling unit.
 - 5. Shall not be located above another Townhouse Dwelling unit.
 - 6. The Dwelling construction shall utilize customary residential siding and roofing materials and be built to the Building Code standards, as adopted by the City of Catoosa, Oklahoma. Certification of construction to Building Codes standards shall be provided by an engineer or architect registered or licensed to practice in the State of Oklahoma, if and/or as required.
 - 7. Shall meet all other City Code and Ordinance requirements.
- D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-street and Loading)

Uses	Parking Spaces	Loading Berths
Townhouse Dwelling Unit	2 per dwelling unit	NA

SECTION 1208. USE UNIT 8. MULTIFAMILY DWELLING AND SIMILAR USES

A. Description. Multifamily Dwellings and similar uses. (See Appendix A and Appendix

B. Included Uses:

Apartment
Community Group Home
Convent, Monastery, Novitiate
Elderly/Retirement Housing
Fraternity or Sorority House
Life Care Retirement Center/Assisted Living Center
Multifamily Dwelling
Rooming/Boarding House

C. Use Conditions

1. Intensity of Use: Fraternity, Sorority, Rooming/Boarding House:

- a. The applicable Bulk and Area requirements for a Fraternity, Sorority, or Rooming/Boarding House, shall be as required for a Multifamily Dwelling.
- b. Each 600 square feet of floor area constitutes a one-bedroom dwelling unit.

2. Life Care Retirement Center/Assisted Living Center:

- a. The Nursing Facility or Medical Facility shall meet applicable licensing requirements of the State of Oklahoma, Oklahoma State Health Department as an Intermediate Care Facility or as a Skilled Nursing Home.
- b. Life Care Retirement Center/Assisted Living Center: The maximum Floor Area Ratio is 0.5.

3. Elderly/Retirement Housing: Design requirements for Elderly/Retirement Housing shall meet the requirements of the ADA and the following:

- a. Elevators for multifamily structures over one story in height;
- b. Emergency alarm systems in every dwelling unit; and
- c. Safety "grab bars" in bathrooms.

4. Community Group Home, Convent, Monastery and

Novitiate: The maximum Floor Area Ratio is 0.5.

5. Construction shall be to the Building Code standards, as adopted by the City of Catoosa, Oklahoma. Certification of construction to Building Codes standards shall be provided by an engineer or architect registered or licensed to practice in the State of Oklahoma, if and/or as required.

6. Screening Wall

The uses included in Use Unit 8 when located on a lot which is abutting an AG, RS, RD or RT District shall be screened by the construction and maintenance of a screening wall or fence along the lot lines in common with such District. (See Section 216, Screening Wall)

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-street Parking and Loading)

Uses	Parking Spaces	Loading Berths
Community Group Home	1 per 1,000 SF of floor area	None
Convent, Monastery, and Novitiate	1 per 1,000 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Elderly/Retirement Housing	0.75 per dwelling unit	None
Fraternity or Sorority House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Life Care Retirement Center/Assisted Living Center	0.75 per dwelling unit and 0.35 per nursing center bed	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Multifamily Dwelling	1.5 per efficiency or 1 bedroom dwelling unit. 2 per 2 or more bedroom dwelling units	None
Rooming/Boarding House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

SECTION 1209. USE UNIT 9. MANUFACTURED HOME DWELLING

- A. Description. A Manufactured Home Dwelling, excluding any type or form of Recreational Vehicle (RV). (See Appendix A and Appendix B)
- B. Included Uses. Manufactured Home Dwelling, not including a Recreational Vehicle (RV). Manufactured Homes are permitted only in the RMHP Residential Manufactured Home District. (See Chapter 18, Definitions)

C. Screening Wall

A Manufactured Home Dwelling located within an RMHP District which is abutting an RS, RD or RT District shall be screened on all sides District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with such District. (See Section 216, Screening Wall)

D. Off-Street Parking and Loading Requirements.

Uses	Parking Spaces	Loading Berths
Manufactured Home Dwelling	2 per each dwelling unit	NA

SECTION 1210. USE UNIT 10. OFF-STREET PARKING AREAS

- A. Description. Off-street Parking Areas which are principal uses. (See Appendix A and Appendix B)
- B. Included Uses. Off-street Parking Areas. (See also Chapter 13, Off-Street Parking and Loading)
- C. Use Conditions
 - 1. Off-street Parking Areas shall conform to the design, lighting, and improvement requirements for Off-street Parking contained in Chapter 13.
 - 2. The uses included in Use Unit 10, when located on a lot which is abutting an AG or R District, shall be screened from such District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with that District.
- D. Off-Street Parking and Loading Requirement. Not applicable.

SECTION 1211. USE UNIT 11. OFFICES, STUDIOS, AND SUPPORT SERVICES

A. Description

Offices, Studios, Medical and Dental Laboratories, and certain other compatible or supporting services. (See Appendix A and Appendix B)

B. Included Uses:

- Abstract Company
- Adult Day Care
- Advertising Agency
- Artificial Limb and Corrective Shoe Sales by Prescription
- Only Artist's Studio
- Broadcasting or Recording Studio
- Business School
- Children's Nursery
- Computing Service
- Copying Service/Photo Copying
- Data Processing Service
- Doctor's Office
- Drafting Service
- Dental Offices, Clinics, Laboratories and Related Research
- Facilities Employment Agency
- Financial Institution, other than a pawn shop
- Funeral Home
- General Business Offices, excluding on premise sale of
- Merchandise Interior Design Consultant (no retail sales) Loan Office

- Medical Offices, Clinics, Laboratories and Related Research
- Facilities Optician or Optical Laboratories
- Photography Studio
- Prescription Pharmacy, provided that no sundry or other merchandise is sold or offered for sale
- Radio Station
- Real Estate Office
- Recording Studio
- Studio or School for teaching ballet, dance, drama, fine arts, music, language business or modeling
- Therapeutic Massage, Licensed
- Transportation Ticket Office
- Travel Agency
- Union Hall, Meetings Only – No Trade School Permitted

C. Use Conditions

The uses included in Use Unit 11, when located on a lot which is abutting an AG or R District, shall be screened from such District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with that District.

D. Off-Street Parking and Loading Requirements. (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
Adult Day Care	1 per 500 SF of floor area	NA
Children's Nursery	1 per 500 SF of floor area	NA
Funeral Home	1 per 40 SF of assembly floor area plus 1 per 300 SF of non-assembly floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Medical & Dental Offices, Clinics & Laboratories Medical & Dental Offices, Clinics & Laboratories	1 per 250 SF of Floor Area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area 1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
All other uses	1 per 300 SF of floor area for the first 30,000 SF of floor area in a building and if the building exceeds 30,000 SF, 1 per each 350 SF of floor area for the floor area exceeding 30,000 SF	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area

E. Other Parking and Loading Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of that business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises, shall not be parked closer to the street than the nearest building wall unless granted a Special Exception from the Board of Adjustment.

SECTION 1212. USE UNIT 12. EATING ESTABLISHMENTS OTHER THAN DRIVE-INS

A. Description

Eating Establishments, including Carry Out Eating Establishments, except Drive-in Restaurants which permit in car consumption of food or drink. (See Appendix A and Appendix B)

B. Included Uses:

Cafe
Cafeteria
Coffee shop
Delicatessen
Restaurant, and other similar eating establishments *

*An Accessory Use Bar which is customarily incidental and subordinate to a principal use restaurant is included in this use. (See Chapter 18, Definitions)

C. Use Conditions

1. The uses included in Use Unit 12 shall take place within a completely enclosed building. However, outdoor customer seating is permitted, whether uncovered or covered by a Tent or Canopy only as otherwise permitted by City Codes and regulations provided:
 - a. The outdoor customer seating area abuts the building wall of the business, but extends no closer to the street than the Building Setback requirements;
 - b. The outdoor customer seating area does not occupy or use required parking spaces or access aisles;
 - c. Any outdoor seating area which exceeds 10% of the indoor building floor area shall be considered floor area for the purposes of determining Off-Street Parking and Loading Requirements.
 - d. Noise from any outdoor entertainment activity shall not be audible from any abutting AG or R District.
 - e. Temporary covers, such as Tents, Canopies or Awnings, shall comply with any applicable Building Permit requirements.
2. The uses included in Use Unit 12, when located within a Zoning District other than an AG or R District and located on a lot which is abutting such District, shall be screened from such District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with that District. (See Section 216, Screening Wall)

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
Eating Establishment	1 per 100 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area

E. Other Parking and Loading Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot are permitted to be parked on the lot. Such vehicles include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of that business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises are not be parked closer to the street than the nearest building wall unless granted a Special Exception from the Board of Adjustment.

SECTION 1213. USE UNIT 13. ADULT ENTERTAINMENT ESTABLISHMENTS

A. Description

Businesses which cater primarily to adults 21 years of age and above and which sell and serve Intoxicating Beverages and/or Low-point Beer (as defined by Oklahoma Statutes) on the premises and all Sexually-Oriented Businesses. (See Appendix A and Appendix B)

B. Included Uses:

Bar/Tavern
Beer Bar
Billiard Parlor/Pool Hall
Night Club
Private Club/Commercial
Sexually-Oriented Business

C. Use Conditions:

1. The uses included in Use Unit 13 when located on a lot which is abutting an AG or R District shall be screened from such District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with that District. (See Section 216, Screening Wall)
2. Sexually-Oriented Businesses shall meet the conditions set forth in Section 604, Location of Sexually-Oriented Businesses of this Code.
3. Adult Entertainment Establishments shall meet the minimum spacing requirements listed below. The spacing standards do not apply to Accessory Use Bars as defined in this Code (See Chapter 18, Definitions and Section 1212.B)
 - a. Public entrance doors shall be located at least 50 feet from an AG or R District, which shall be measured in a straight line from the nearest point on such Zoning District boundary line to the nearest public entrance door of the Adult Entertainment Establishment. AG or R zoned expressway right-of-way shall not be considered in these types of measurements; and
 - b. Shall be located a minimum of 300 feet from a Day Care Facility, Public Park, School or Church, which shall be measured from the nearest point on the property line of such facility to the nearest public entrance door of the Adult Entertainment Establishment measured along the street right-of-way line providing the nearest direct route usually traveled by pedestrians between such points. For purposes of determining measured distance, property situated on the opposite side of the street from such facilities shall be considered as if it were located on the same side of the street with the Day Care Facility, Park, School or Church; and
 - c. Shall be spaced 300 feet from any other Adult Entertainment Establishment listed in Use Unit 1213, which 300 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which said

business is conducted, to the nearest point of the wall of the portion of the building in which another Adult Entertainment Business is conducted.

4. The uses included in Use Unit 13 shall take place within a completely enclosed building. However, outdoor customer seating may be permitted, whether uncovered or covered by a Tent, Canopy or Awning upon approval of a Special Exception from the Board of Adjustment provided, at a minimum:
 - a. The outdoor customer seating area shall abut the building wall of the business, but extend no closer to the street than the Building Setback requirements;
 - b. The outdoor customer seating area shall not occupy or use required parking spaces or access aisles;
 - c. Any outdoor seating area which exceeds 10% of the indoor building floor area shall be considered Floor Area for the purposes of determining Off-street Parking and Loading Requirements;
 - d. Noise from any outdoor entertainment activity shall not be audible from any abutting AG or R District;
 - e. Only those activities which are related to the consumption of food or beverages are permitted in conjunction with the outdoor customer seating area; and
 - f. The Board of Adjustment may add such additional requirements and conditions of approval as it deems necessary to assure the public safety and welfare.

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
Bar, Beer Bar, Tavern, Billiard Parlor, Pool Hall, Night Club, Private Club	1 per 75 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area
Sexually Oriented Business:		
Motel	1 per room plus 1 per manager	1 per 5,000 to 10,000 SF plus 1 for each add'l 15,000 SF of floor area
Theater	1 per 4 seats or 1 per booth plus 1 per manager	1 per 5,000 to 10,000 SF plus 1 for each add'l 15,000 SF of floor area

SECTION 1214. USE UNIT 14. CONVENIENCE GOODS AND SERVICES

A. Description

Retail Trade and Service Establishments which are permitted accessory uses in certain Residential and Office Districts, and permitted as principal uses by Right in certain Commercial and Industrial Districts. Use Unit 14 is established to permit the location of convenience goods and services in certain environments in which commercial facilities of a higher use intensity would be objectionable. (See Appendix A and Appendix B)

B. Included Uses:

1. Retail Trade
Establishments: Drug Store
Florist
Food:
Bakery
Candy & Confection and/or Nut
Store Food Specialty Store
Grocery
Health Food Store
Ice Cream Store
Meat Market
Gift, Novelty, Souvenir Shop
Liquor Store
Medical Marijuana Dispensary
Newsstand
Tobacco Shop
2. Service Establishments:
Dry Cleaning, pick up
Barber Shop
Beauty Shop
Laundry, pick up
Reducing Salon

C. Use Conditions

1. The uses included in Use Unit 14 shall take place within a completely enclosed building. However, accessory outdoor customer seating and accessory outdoor display of merchandise is permitted whether uncovered or covered by a Tent Canopy or Awning provided:
 - a. The outdoor customer seating area abuts the building wall of the business. The seating area shall not extend closer to the street than the Building Setback requirements;
 - b. The outdoor display area shall extend no closer to the street than the building setback requirement;

- c. The outdoor display area or outdoor customer seating area shall not occupy or use required parking spaces or access aisles;
 - d. The outdoor display area shall be considered floor area for the purposes of determining Off-street Parking and Loading Requirements as established in this Code;
 - e. Any outdoor seating area which exceeds 10% of the indoor building Floor area shall be considered floor area for the purposes of determining Off-street Parking and Loading Requirements; and
 - f. In the CS District no open air storage or display of merchandise offered for sale shall be permitted within 100 feet of an abutting AG or R District.
2. The uses included in Use Unit 14, when located within a Zoning District other than an AG or R District and located on a lot which is abutting such District, shall be screened by the construction and maintenance of a screening wall or fence along the lot line or lines in common with that District. (See Section 216, Screening Wall)

3. Medical Marijuana Uses

The conditional use regulations of this section apply to medical marijuana uses.

- a. A medical marijuana dispensary must be located inside an enclosed building.
- b. A medical marijuana dispensary shall be at least 1,000 feet away from any entrance to any public or private school. The separation distance must be measured in a straight line between the nearest perimeter wall of the building (or portion of the building, in the case of a multiple-tenant building) occupied by the dispensaries and any entrance to a school.
- c. Drive-through windows and drive-through lanes are prohibited for medical marijuana dispensaries facilities.
- d. Medical marijuana dispensaries must provide the following:
 - 1) A ventilation/air filtration system that prevents odor from being detectible at the boundaries of the lot within which the building housing the medical marijuana grower operation, processing facility or dispensary is located, except that if such use is located in multiple-tenant building, the ventilation/air filtration system must prevent odor from being detectible outside the tenant space housing the use.
 - 2) An electronic security system and surveillance camera.

- f. Medical marijuana dispensaries facilities must be conducted and maintained in compliance with the license issued by the Oklahoma State Department of Health and in compliance with Oklahoma law, including but not limited to all applicable statutes, rules and regulations.
- g. No medical marijuana dispensary facility shall be permitted or maintained unless there exists a valid license, issued by the Oklahoma State Department of Health for the particular use at the particular location.

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
Retail Trade and Service Area Establishments	1 per 225 SF of floor	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area

E. Other Parking and Loading Requirements

- 1. Only vehicles which are accessory to permitted principal uses on the lot will be permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of that business.
- 2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a Special Exception from the Board of Adjustment.

SECTION 1215. USE UNIT 15. SHOPPING GOODS AND SERVICES

A. Description

Retail Establishments engaged in the merchandising of shopping goods and services.
(See Appendix A and Appendix B)

B. Included Uses

1. Retail Trade Establishments:

- Antique Shop
- Art Gallery, commercial
- Artist Supply Store
- Automobile Parts and Accessories Store
- Bicycle Shop
- Book Store
- Business and Office Machine Sales Establishment
- Camera and Photographic Supply Store
- Clothing and Accessories Store
- Cosmetic Shop
- Department Store
- Dressmaking Shop
- Drapery Shop
- Dry Goods Store
- Floor Covering Store
- Fur Storage
- Furriers
- Garden Supply Store
- Hardware Store
- Hobby Shop
- Home Furnishings Establishment selling such items as:
 - Appliances
 - China, Glassware and Metal Ware
 - Draperies, Curtains, Upholstery
 - Floor Coverings
 - Furniture
 - Jewelry Store
 - Leather Good and Luggage Store
 - Medical, Dental and Orthopedic Appliances and Supply Store
 - Musical Instrument and Supply Store
 - Office Furnishing Establishment
 - Office Supplies Store
 - Paint Store
 - Pawn Shop
 - Pet Shop
 - Phonograph and Record Shop
 - Picture Framing
 - Radio and TV Sales
 - Shoe Repair Shop

Shoe Store
Sporting Goods Store
Stationery Store
Tailor Shop
Toy Shop
Upholstery Store
Variety Store
Wall Paper Store
Wig Shop

2. Retail Building Material Establishments, exclusive of fabrication or repair:

Building Materials
Electrical Supply
Plumbing Fixtures

3. Service Establishments:

Caterer
Computer Repair
Costume Rental Service
Data Processing Machine Repair
Gasoline Service Station
Gun Smith
Household Appliance Repair
Interior Decorating, with retail sales
Self Service Laundromat, coin operated
Locksmith
Oil and Lubrication Service (three bay maximum)
Photo Finishing
Reproduction Services
Radio and Television Repair
Tune-up Service (three bay maximum)
Veterinarian Clinic, excluding outside animal runs
Watch and Jewelry Repair
Wedding Chapel

C. Use Conditions

1. The uses included in Use Unit 15 shall be conducted entirely within a completely enclosed building. Accessory outdoor display of merchandise is permitted whether uncovered or covered by a Tent, Canopy or Awning provided:

- a. The outdoor display area shall not extend closer to the street than the Building Setback requirement;
- b. The outdoor display area or outdoor customer seating area shall not occupy or use required parking spaces or access aisles;

c. The outdoor display area shall be considered Floor Area for the purposes of determining Off-street Parking and Loading Requirements established in this Code; and

2. The uses included in Use Unit 15, when located on a lot which is abutting an AG or R District shall be screened from the abutting AG or R District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with such District. (See Section 216, Screening Wall)

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
Antique and Furniture Stores	1 per 300 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
Gasoline Service Station, Oil and Lubrication Service and Tune-up	1 per 500 SF of floor area – 5 spaces minimum	NA
All other uses	1 per 225 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
Outdoor display or storage of lawn, garden and construction materials	1 per 600 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
All other outdoor display or storage	1 per 300 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area

E. Other Parking and Loading Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot are permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of that business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises are not be parked closer to the street than the nearest building wall unless granted a Special Exception from the Board of Adjustment.

SECTION 1216. USE UNIT 16. OTHER TRADES AND SERVICES

A. Description

Trade Establishments primarily providing business and household maintenance goods and services ordinarily not found in the primary retail zoning districts because of differing market and site requirements. (See Appendix A and Appendix B)

B. Included Uses

1. Trade establishments, including incidental fabricating, processing, installation and repair:

- Air Conditioning and Heating
- Bait shops
- Bakery, Wholesale Bottled
- Gas, Redistribution
- Carpentry
- Fence
- Fuel Oil
- General Merchandising Establishment, NEC
- Glass
- Greenhouse, retail
- sales Heating
- Equipment Ice Plant
- Lumber Yard
- Model Homes (for display only) Monument, excluding shaping
- Plastic Materials
- Plumbing Shop
- Portable Storage Building, sales
- Printing and Publishing
- Vending Machines, sales and services

2. Service Establishments/Building Services:

- Disinfecting and Exterminating Services
- Janitorial Service
- Veterinary Hospital
- Window Cleaning

3. Other Services:

- Dry Cleaning/Laundry, including coin operated (3,000 SF max. floor area)

4. Contract Construction Service:

- Air Conditioning
- Carpentry

- Decorating
- Electrical
- Furnace Cleaning
- Heating
- Landscaping
- Painting
- Paper Hanging
- Plastering
- Plumbing
- Sign Painting
- Tile Setting

5. Business Service:

- Armored Car Service

6. Personal Services:

- Auctioneer Bindery
- Cabinet Maker
- Frozen Food
- Locker Kennel

- Linen Supply
- Packing and Crating of Household and Other Similar Goods
- Rug Cleaning
- Taxidermist
- Woodworking Shop

7. Repair Services:

- Armature Rewinding
- Service Electrical Repair
- Service Furniture
- Household Appliances
- Lawnmower Repair
- Mattresses and Pillows
- Re-upholster
- Rug Repair
- Small Engine Repair

8. Trade Schools:

- Barber
- Beauty

C. Use Conditions

1. The uses included in Use Unit 16, when located on a lot which is abutting an AG or R District, shall be screened by the construction and maintenance of a

screening wall or fence along the lot line or lines in common with such District. (See Section 216, Screening Wall)

- 2. In an I District no open air storage or display of merchandise offered for sale is permitted within 300 feet of an abutting AG or R District.

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
Trade Establishments	1 per 400 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
Service Establishments	1 per 400 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
Trade School	1 per 40 SF of classroom or 1 per 3 seats, whichever is greater	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area

SECTION 1217. USE UNIT 17. MINI-STORAGE

A. Description

Structure(s) which contains separate, small size, self-service storage facilities leased or rented to individuals or small businesses. Access to these facilities shall be limited to regular size passenger vehicles and trucks having a maximum of two (2) axles. (See Appendix A and Appendix B)

B. Included Uses:

Mini-Storage

C. Use Conditions

1. Mini-Storage units allowed by Right shall meet the conditions listed in Section 603.D. Mini-storage units allowed by Special Exception in the CS District shall also meet the conditions listed in Section 603.D.

2. Screening Wall

The uses included in Use Unit 17, when located on a lot which is abutting an AG or R District, shall be screened by the construction and maintenance of a screening wall or fence along the lot line or lines in common with such District. (See Section 216, Screening Wall)

3. Open Air Storage

Within a C or I District, no open air storage of any kind is permitted if it is visible at ground level from an AG, R or O District or from a public street.

4. The development site shall have frontage on and access to an arterial street.

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
Mini-Storage	1 per 5,000 SF of mini-storage floor area plus 2 for an accessory dwelling	NA

SECTION 1218. USE UNIT 18. AUTOMOTIVE AND ALLIED ACTIVITIES

A. Description

Automotive and Allied Activities (See Appendix A and Appendix B)

B. Included Uses

1. Sales:

Aircraft Sales
Agricultural Implement Sales
Automobile Sales, new and used
Boat Sales
Camper Sales Manufactured
Home Sales Motorcycle Sales
Recreational Vehicle (RV)
Sales Truck Sales

2. Services:

Automobile Rental
Automobile Wash
Overnight Campgrounds for Recreational Vehicles
Vehicle Repair and Service (except painting)
Wrecker Services and Storage (excluding salvage)

C. Use Conditions

1. Screening Wall

The uses included in Use Unit 18, when located on a lot which is abutting an AG or R District, shall be screened by the construction and maintenance of a screening wall or fence along the lot line or lines in common with such District. (See Section 216, Screening Wall)

2. Within the CS District, no open air storage or display of merchandise offered for sale is permitted within 300 feet of an adjoining AG or R District.

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
Agriculture Implements, Automotive, Camper, Manufactured Home Sales, Motorcycle & Truck Sales	1 per 600 SF of floor area plus 1 per 1,000 SF of open air display storage or service area	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area
Automobile Rental	1 per 600 SF of floor area	NA
Vehicle Repair and Service	1 per 500 SF of floor area 5 spaces minimum	NA
Auto Wash	NA	NA
Wrecker Service	1 per each 1.5 employees	NA

SECTION 1219. USE UNIT 19. DRIVE-IN RESTAURANTS

A. Description

Eating Establishments providing curb service or offering food or drink for on-premise consumption within parked motor vehicles, or permitting the on-premise consumption of food or drink within a parked motor vehicle or outside the principal structure. (See Appendix A and Appendix B)

B. Included Uses:

Drive-In Restaurants

C. Use Conditions

The uses included in Use Unit 19 when located on a lot which is abutting an AG or R District shall be screened by the construction and maintenance of a screening wall or fence along the lot line or lines in common with such District. (See Section 216, Screening Wall)

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
Drive-In Restaurants	NA	1 per 5,000 to 25,000 SF of floor area, plus 1 per each add'l 25,000 of floor area

E. Points of ingress and egress for queuing of traffic from the required Off-street Parking and Loading areas shall be separated into access ways and drives constructed for that exclusive purpose and shall not be permitted to overflow into abutting streets. Approval of such traffic patterns is required from the City Engineer.

SECTION 1220. USE UNIT 20. HOTEL, MOTEL AND RECREATION FACILITIES

A. Description

Hotels, Motels and Commercial Recreation Establishments ordinarily not requiring large sites and which have use characteristics permitting their location in or near developed commercial trade areas. (See Appendix A and Appendix B)

B. Included Uses:

Billiard Center, Family
Bingo Facility, Commercial
Bowling Alley
Enclosed Commercial Recreation Establishments, NEC
Dance Hall
Gymnasium
Health Club
Ice Skating Rink
Hotel *
Motel *
Motion Picture Theater (enclosed)
Racquetball Club
Rifle Range (enclosed)
Skating Rink (enclosed)
Slot Car Track
Swimming Pool (enclosed)
Tennis Club
Video Games

*An Accessory Use Bar which is customarily incidental and subordinate to a principal use Hotel or Motel is included in this Use Unit.

C. Use Conditions

1. The uses included in Use Unit 20 located on a lot which is abutting an AG or R District shall be screened by the construction and maintenance of a screening wall or fence along the lot line or lot lines in common with such District. (See Section 216, Screening Wall)
2. Dance Halls shall be setback a minimum distance of 300 feet from an AG or R District.
 - a. Dance facilities which are accessory to Service Organizations are exempt from this setback requirement. (See Chapter 18, Definitions)
 - b. The 300 feet setback is to be measured in a straight line from the nearest point of the wall of the portion of the building in which the business is conducted to the nearest point on a residential Zoning District boundary line.

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
Dance Hall, Video Games, Bingo Facility	1 per 100 SF of floor area	1 per 5,000 to 10,000 SF floor area plus 1 for each add'l 15,000 SF of floor area
Health Club	1 per 150 SF of floor area	1 per 5,000 to 25,000SF plus 1 per each add'l 25,000SF of floor area
Hotel, Motel	1 per sleeping room plus 1 per 225 SF of accessory facilities such as card shop, flower shop, barber and beauty shops, etc., and 1 per 100 SF for accessory facilities such as restaurants and taverns	1 per 40,000 to 150,000 SF, plus 1 per each add'l 150,000 SF of floor area, plus 1 per 5,000 to 25,000 SF, plus 1 per each add'l 25,000 SF of accessory facilities.
Motion Picture Theater	1 per 4 seats	1 per 5,000 to 10,000SF plus 1 per each add'l 15,000SF of floor area
All Other Uses	1 per 225 SF of floor area	1 per 5,000 to 25,000SF plus 1 per each add'l 25,000SF of floor area

SECTION 1221. USE UNIT 21. COMMERCIAL RECREATION, INTENSIVE

A. Description

Commercial Recreation, Intensive facilities, the principal activities of which are usually open-air, and located in undeveloped, outlying sections of the City. (See Appendix A and Appendix B)

B. Included Uses:

Amusement Activities, Excluding Temporary Festivals, NEC*

Arena*

BMX Racing*

Drag Strip*

Drive-In Theater

Fairground

Frisbee Golf Course

Go-Cart Track*

Golf Driving Range

Miniature Auto Track*

Outdoor Recreation, NEC*

Race Tracks, Auto, Bicycle, Dog, Horse, Motorcycle*

Rodeo Grounds*

Skateboard Track

Stadiums, NEC*

Tennis Courts

Water Slide and Water Park*

*All uses shown above so noted are subject to the 1,000 foot spacing requirement in Section 1221.C.2 below.

C. Use Conditions:

1. The uses included in Use Unit 21, when located on a lot which is abutting an AG or R District, shall be screened from such District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with such R District. The Board of Adjustment, by approval of a Special Exception, may modify the screening requirement. (See Section 216, Screening Wall)
2. All areas of outdoor activity, such as the physical premises of the Arena, Stadium, parking area, Drag Strip, Rodeo Ground or accessory parking areas shall be separated a minimum of 1,000 feet from an abutting AG, R, or O District boundary. Noise and sound attenuation shall be a consideration in granting approval of and allowing the continued operation of such activities and the City of Catoosa shall apply the noise abatement standards adopted by the City, State of Oklahoma or federal government in the interests of protecting the public health, safety and welfare from the nuisance or hazards of such noise. A benchmark standard for these purposes shall be Title 23 Code of Federal Regulations Part

772 or equivalent standard based on the abutting and adjacent land use; the threshold for noise abatement in this standard is 67 dBA.

3. Applications for a Use Unit 21 shall require submittal of a Detailed Site Plan drawn to scale showing ingress, egress, location of buildings and the layout of parking areas.

D. Off-Street Parking and Loading Requirements: (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
Golf Driving Range	1 per tee	NA
Drive-In Theater	NA	NA
Uses with spectator seating (Arenas, Stadiums, Rodeos)	1 per 4 seats plus 1 per each add'l 25,000 SF of floor area	1 per 5,000 to 25,000 SF
All others uses	1 per 800 SF	1 per 5,000 to 25,000 SF of site area plus 1 per each add'l 25,000 SF of floor area

SECTION 1222. USE UNIT 22. RESERVED

SECTION 1223. USE UNIT 23. SCIENTIFIC RESEARCH AND DEVELOPMENT

A. Description

Facilities for Scientific Research and Development which are customarily located on large, landscaped sites and the operation of which does not produce objectionable environmental effects. (See Appendix A and Appendix B)

B. Included Uses:

Enclosed Scientific Research and Development facilities.

C. Use Conditions

1. The uses included in Use Unit 23, shall be conducted entirely within enclosed buildings unless granted a Special Exception from the Board of Adjustment.
2. The uses included in Use Unit 23 when located on a lot which is abutting an AG or R District, shall be screened by the construction and maintenance of a screening wall or fence along the lot line or lines in common with such District. (See Section 216, Screening Wall)
3. The parking of vehicles other than passenger cars and trucks that exceed the height of the required screening wall shall not be permitted within 50 feet of an abutting AG or R District.
4. Medical Marijuana Uses

The conditional use regulations of this section apply to medical marijuana uses.

- a. Medical marijuana research facilities must be conducted and maintained in compliance with the license issued by the Oklahoma State Department of Health and in compliance with Oklahoma law, including but not limited to all applicable statutes, rules and regulations.
- b. No medical marijuana research facility shall be permitted or maintained unless there exists a valid license, issued by the Oklahoma State Department of Health for the particular use at the particular location.

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
All Uses	1 per 800 SF of floor area	1 per 5,000 to 40,000 SF of floor area, plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF of floor area.

E. Other Parking and Loading Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot are

permitted to be parked on the lot. Such vehicles to include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of that business.

2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a Special Exception from the Board of Adjustment.

SECTION 1224. USE UNIT 24. WAREHOUSING AND WHOLESALING

A. Description

Warehousing, Wholesaling, and Trucking often located adjacent to industrial parks served by rail and highway transportation, and port areas. (See Appendix A and Appendix B)

B. Included Uses:

Warehousing, NEC
Wholesale Establishments, NEC
Storage, NEC
Trucking Establishments
Truck Rentals
Moving and Storage Facility

C. Use Conditions

The uses included in Use Unit 24 when located on a lot which is abutting the boundary of an AG or R District shall be screened by the construction and maintenance of a screening wall or fence along the lot line or lines in common with that District. (See Section 216, Screening Wall)

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
All Uses	1 per 5,000 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area.

SECTION 1225. USE UNIT 25. MINING AND MINERAL PROCESSING

A. Description

Extractive Operations, certain Mineral Processing Operations, and Manufacturing Operations which directly utilize minerals at or near the source. (See Appendix A and Appendix B)

B. Included Uses

1. Mining, Quarrying or Extraction of Coal, Ores, Stone, Sand or Gravel.
2. Processing of Mineral Products as follows:
 - a. Crushing, washing, and grading of coal, ore, stone, sand or gravel;
 - b. Manufacture of Portland Cement, concrete or asphaltic concrete, at the source of supply of crushed rock, sand, or gravel, for utilization off the premises.

C. Use Conditions

1. The Board of Adjustment, in granting a mining and mineral processing use by Special Exception, shall consider potential environmental influences such as dust and vibration on abutting and adjacent uses; and
2. The Board of Adjustment shall establish appropriate protective conditions such as setbacks, screening, and method of operation as will mitigate the adverse affect on surrounding land uses.

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
All Uses	1 per 1,000 SF of floor area	NA

SECTION 1226. USE UNIT 26. LIGHT MANUFACTURING AND INDUSTRY

A. Description

Light Manufacturing and Light Industrial uses having slight or no objectionable environmental influences by reason of the emission of odor, heat, smoke, noise or vibration. (See Appendix A and Appendix B)

B. Included Uses:

Automotive Painting
Bottling Plant
Building Contract Construction Service and
Storage: Cesspool Cleaning
Concrete Construction Service
Dry Cleaning/Laundry-Industrial
Grain Elevators
Heavy Construction Contracting Service
Heavy Equipment Sales and Service
Machine Shop
Masonry
Oil Well Drilling and Cleaning Service
Painting and Other Solvent Use
Production of Medical Marijuana
Edibles using Medical Marijuana
Roofing
Sheet Metal
Stone Work
Water Well Drilling and Cleaning
Welding Shop

Any Light Industrial or Light Manufacturing use except the following:

Aluminum, Brass, Copper, Iron or Steel Foundry Works
Acetylene Gas Manufacture in Excess of 15 Pounds Pressure Per Square
Inch Acid Manufacturing
Ammonia, Bleaching Powder or Chlorine
Manufacture Asphalt Manufacture or Refining
Blast Furnace, Except as a Minor and Incidental Part of Another
Permitted Industrial Use
Boiler Works or Forge Works
Brick, Tile or Terra Cotta Manufacture
Celluloid
Coke Manufacture Concrete Ready-
Mix Plant Creosote Manufacture or
Treatment Disinfectant or Insecticide
Manufacture Distillation of Bones,
Coal, Tar or Wood Dyestuff
Manufacture
Fat Rendering
Fertilizer Manufacture (Organic)
Gas (Heating or Illuminating) Manufacture or Storage, except where such gas is to be
entirely consumed on the same premise

Glue, Gelatin or Size Manufacture
 High-Impact Medical Marijuana Processing Facility
 Incineration or Reduction of Dead Animals, Garbage, Offal or Refuse other than
 Garbage, Offal or Refuse Accumulated and Consumed within or on the Same
 Premises Lamp Black Manufacture
 Lime, Cement or Plaster of Paris Manufacture
 Match Manufacture
 Moderate-impact Medical Marijuana Processing Facility
 Oilcloth or Linoleum Manufacture
 Pickle, Sausage, Sauerkraut or Vinegar Manufacture
 Paint, Oil, Varnish or Turpentine Manufacture
 Paper or Pulp Manufacture by Sulfide Processes Emitting Noxious Gases or
 Odors Printing Ink Manufacture
 Rayon or Cellophane Manufacture
 Refining of Petroleum or Other Crude Materials
 Rolling Mill
 Rubber Manufacture from Crude Materials
 Shoddy Manufacture
 Soda Ash, Caustic Soda and Washing Compound
 Manufacture Slaughtering of Animals, Exclusive of Poultry and
 Rabbit Killing Smelting
 Soap Manufacture
 Starch, Glucose, Dextrin Manufacture
 Stock Yards
 Sugar Refining
 Tallow, Grease or Lard Manufacture or Refining Tanning or Curing of Leather, Raw
 Hides or Skins or Storage of Raw Hides or Skins
 Tar Distillation or Manufacture
 Tar Roofing or Tar Waterproofing Manufacture
 Wool Scouring, Hair Manufacture
 Yeast Manufacture for Wholesale
 Trades, Industries, or Uses Having Moderately Objectionable Environmental
 Influences by Reason of the Emission of Odor, Heat, Smoke, Noise, or Vibration

C. Use Conditions

1. The uses included in Use Unit 26 which are located within 300 feet of an AG, R or O District shall be conducted within completely enclosed buildings.
2. Screening Wall or Fence Required (See Section 216, Screening Wall)

The uses included in Use Unit 26, when located on a lot which is abutting an AG, R or O District shall be screened from the District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with such District.

3. In the first 50 feet of the lot on which the industrial uses are conducted and for which screening is required, no vehicle or similar equipment or materials shall be parked or stored which exceeds the height of the required screening fence.

4. Medical Marijuana Uses

- a. A medical marijuana processing facility must be located inside an enclosed building.
- b. Drive-through windows and drive-through lanes are prohibited for medical marijuana processing facilities.
- c. Medical marijuana, processing facilities must provide the following:
 - 1) A ventilation/air filtration system that prevents odor from being detectible at the boundaries of the lot within which the building housing the medical marijuana grower operation, processing facility or dispensary is located, except that if such use is located in multiple-tenant building, the ventilation/air filtration system must prevent odor from being detectible outside the tenant space housing the use.
 - 2) An electronic security system and surveillance camera.
- d. Medical marijuana processing facilities must be conducted and maintained in compliance with the license issued by the Oklahoma State Department of Health and in compliance with Oklahoma law, including but not limited to all applicable statutes, rules and regulations.
- e. No medical marijuana processing facility shall be permitted or maintained unless there exists a valid license, issued by the Oklahoma State Department of Health for the particular use at the particular location.

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
All Uses	1 per 750 SF of floor area	1 per 2,000 to 40,000 SF of floor area, plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF of floor area

SECTION 1227. USE UNIT 27. MODERATE MANUFACTURING AND INDUSTRY

A. Description

Manufacturing and Industrial Uses having moderately objectionable environmental influences by reason of the emission of odor, heat, smoke, noise, or vibration. (See Appendix A and Appendix B)

B. Included Uses

Moderate-impact Medical Marijuana Processing Facility: An establishment in which the preparation, manufacture, processing or packaging of medical marijuana products by the holder of a medical marijuana processor license issued by the Oklahoma State Department of Health is conducted, in accordance with the terms of such license, and in which extraction processes are limited to use of non-flammable substances such as carbon dioxide, and to food- based and water-based extraction.

All Industrial and Manufacturing uses **except** the following:

Acetylene Gas Manufacture in Excess of 15 Pounds Pressure Per Square
Inch Acid Manufacturing for Wholesale
Ammonia, Bleaching Powder or Chlorine
Manufacture Asphalt Manufacture or Refining
Blast Furnace, Except as a Minor and Incidental Part of Another Permitted Industrial
Use
Brick, Tile or Terra Cotta Manufacture
Cement, Lime, Gypsum, Plaster of Paris or Asphalt Manufacturing Chlorine
or Hydrochloric, Nitric, Picric, Sulfurous, Sulfuric Acid Manufacture Coke
Manufacture
Creosote Manufacture or Treatment
Disinfectant or Insecticide Manufacture
Distillation of Bones
Explosive Manufacture or Storage
Fat Rendering
Fertilizer Manufacture from Mineral or Organic
Materials Garbage, Offal or Dead Animal Reduction or
Dumping Gas Manufacture or Storage
Glue Manufacture
High-impact Medical Marijuana Processing Facility
Paper or Pulp Manufacture by Sulfide Processes Emitting Noxious Gases or
Odors Petroleum Refining
Refuse Dump
Slaughtering of Animals
Smelting
Soap Manufacture
Soda Ash, Caustic Soda and Washing Compound
Manufacture Stockyard
Tar Distillation or Manufacture

Trades, Industries, or Uses that have Strongly Objectionable Environmental influences by Reason of the Emission of Odor, Heat, Smoke, Noise, or Vibration, NEC, Not Listed Require Approval of a Special Exception from the Board of Adjustment
Turpentine or Varnish Manufacture

C. Use Conditions

1. The uses included in Use Unit 27, which are located within 300 feet of an AG, R or O District, shall be conducted within completely enclosed buildings.
2. Screening Wall or Fence Required (See Section 216, Screening Wall)

The uses included in Use Unit 27 when located on a lot which is abutting an AG, R or O District shall be screened from such District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the AG, R or O District. (See Section 216, Screening Wall)

3. In the first 50 feet of the lot on which the industrial uses are conducted and for which screening is required, no vehicle or similar equipment or materials shall be parked or stored which exceeds the height of the required screening fence.
4. Medical Marijuana Uses
 - a. A moderate-impact medical marijuana processing facility must be located inside an enclosed building.
 - b. Drive-through windows and drive-through lanes are prohibited for medical marijuana processing facilities.
 - c. Medical marijuana processing facilities must provide the following:
 - 1) A ventilation/air filtration system that prevents odor from being detectible at the boundaries of the lot within which the building housing the medical marijuana grower operation, processing facility or dispensary is located, except that if such use is located in multiple-tenant building, the ventilation/air filtration system must prevent odor from being detectible outside the tenant space housing the use.
 - 2) An electronic security system and surveillance camera.
 - d. Medical marijuana processing facilities must be conducted and maintained in compliance with the license issued by the Oklahoma State Department of Health and in compliance with Oklahoma law, including but not limited to all applicable statutes, rules and regulations.
 - e. No medical marijuana processing facility shall be permitted or maintained unless there exists a valid license, issued by the Oklahoma State Department of Health for the particular use at the particular location.

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
All Uses	1 per 750 SF of floor area	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF of floor area.

SECTION 1228. USE UNIT 28. HEAVY MANUFACTURING AND INDUSTRY

A. Description

Manufacturing and Industrial Uses having substantial objectionable environmental influences by reason of the emission of odor, heat, smoke, noise or vibration. (See Appendix A and Appendix B)

B. Included Uses

High-impact Medical Marijuana Processing Facility: An establishment in which the preparation, manufacture, processing or packaging of medical marijuana products by the holder of a medical marijuana processor license issued by the Oklahoma State Department of Health is conducted, in accordance with the terms of such license, and in which extraction processes include the use of flammable substances such as butane, propane, ethanol and alcohol.

Manufacturing or Industrial Uses not elsewhere classified except Junk and Salvage Yards and the following uses require approval of a Special Exception from the Board of Adjustment:

Abattoir (Slaughter House)

Ammonia, Bleaching Powder or Chlorine Manufacturing

Animal and Marine Fats and Oil, Including Grease and Tallow

Animal Rendering

Arsenals

Arsine Gas Manufacturing

Chlorine or Hydrochloric, Nitric, Picric, Sulfurous, Sulfuric Acid

Manufacture Explosive Manufacture or Storage

Fat Rendering

Feed Lots, Hog Farms or Hog Ranches

Fireworks Manufacturing or Storage

Garbage, Offal or Dead Animal Reduction or

Dumping Gas Manufacture or Storage

Hog Farms or Hog Ranches

Incineration, Reduction of Dead Animals, Offal, Garbage or Refuse

Industrial Waste Disposal, Recycling or Treatment on Public or Private Property,

See Section 1228.C below for Use Conditions.

Liquefied Gas Bulk Stations and Terminals

Livestock Auction Sales, Wholesale

Oil Refinery

Paper or Pulp Manufacture by Sulfide Processes Emitting Noxious Gases or

Odors Petroleum Refining

Refuse Dump

Sanitary Landfill, See Section 1228.C for Use

Conditions. Shredding, NEC

Slaughtering of Animals, NEC, See Section 1228.C for Use Conditions.

Solid Waste Disposal, See Section 1228.C for Use Conditions.

Stockyard

C. Use Conditions

1. The uses included in Use Unit 28, which are located within 300 feet of an AG, R or O District, shall be conducted within enclosed buildings.
2. Screening Wall or Fence Required (See Section 216, Screening Wall)

The uses included in Use Unit 28 when located on a lot which is abutting an AG, R or O District shall be screened District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with such District. (See Section 216, Screening Wall)

3. In the first 50 feet of the lot on which the Industrial Uses are conducted and for which screening is required, no vehicle or similar equipment or materials shall be parked or stored which exceeds the height of the required screening fence.
4. Industrial Waste Disposal, Recycling or Treatment
 - a. Industrial waste is defined as refuse products, either solid or liquid, which are to be discarded by the producer, and which are toxic to human, animal, aquatic or plant life and which are produced in such quantity that they can be safely disposed of only in properly operated federal and/or state - approved sanitary land fills, waste or sewage treatment facilities.
 - b. Controlled industrial waste may include, but is not limited to, explosives, flammable liquids, spent acids, caustic solutions, poisons, sludge, tank bottoms containing heavy metallic ions, toxic chemicals, infectious materials, and materials such as paper, metal, cloth or wood which are contaminated with controlled industrial waste.
 - c. An Industrial Waste Disposal/Recycling/Treatment Site shall not be less than 160 acres in size and no other Industrial Waste Disposal/Recycling/Treatment Site shall be nearer than one (1) mile (5,280 feet) in any direction from the proposed Industrial Waste Disposal/Recycling/Treatment Site. The site shall be as nearly square as possible.
 - d. All operation of an actual disposal/recycling/treatment site shall be confined to as near the center of the site as practical and in no case in violation of any Oklahoma State Department of Environmental Quality (DEQ) rules and regulations or in violation of any other regulatory requirements.
 - e. The operator of the Industrial Waste Disposal/Recycling/Treatment Site shall own in fee both the land (surface) and the minerals.
 - f. The operator shall file with the City Planning Staff a comprehensive drainage spill protection plan which will clearly and specifically detail the

permanent and emergency measures and permanent structures to be installed to protect the drainage area and all adjacent drainage areas from any contamination by industrial waste. The site operation plan filed with the DEQ may be used as a basis for this plan and added to if necessary to meet the requirements of this section.

- g. All Industrial Waste Disposal/Recycling/Treatment Sites shall be located at least one (1) mile from any platted residential subdivision. For the purpose of this section a platted residential subdivision shall be defined as an area zoned in an R Zoning District classification. All technical criteria of the Industrial Waste Disposal/Recycling/Treatment Site shall be controlled by the DEQ.

5. Solid Waste Disposal and Sanitary Landfill Sites:

- a. Shall be completely enclosed by an eight (8) foot high fence.
- b. A gate for ingress and egress shall be required.
- c. A screening wall shall be erected where a solid waste disposal plant abuts a public street or road or where it can be seen from a residential development, as determined by the Building Inspector. See also Section 216.
- d. The fence shall be set back at least 90 feet from the center line of any abutting major thoroughfares and at least ten (10) feet from the right-of-way- line (existing or planned) of such thoroughfares.
- e. No temporary or permanent building shall be erected within the required setback.
- f. Shall be located at least 1,000 feet from any platted residential subdivision as described above.
- g. Operation of the Site:
 - 1) Access roads to the operation shall be maintained in a dust free condition by surfacing or other treatment and all areas not specifically being worked by the actual digging and filling operation shall be maintained in a dust free condition by surfacing, sodding or other treatment.
 - 2) When a trench is dug and subsequently filled, it shall be immediately treated to a dust free condition while work on the next trench is in process. Dust shall be minimized on the actual working area by wetting or other treatment.
 - 3) An attendant shall be on duty at all times while hauling and dumping is in process to keep trash-blowing at a minimum. When an attendant is not present the area shall be closed to all

dumping.

- 4) The stock-piling of trees, lumber, paper and other burnable materials for subsequent burning shall be prohibited.
- 5) The waste materials shall be covered at the end of each day and scatterings adequately policed to prevent blowing.
- 6) The site shall be operated in accordance with the rules and regulations of the DEQ and also be in compliance with all other local and federal regulations.

6. Medical Marijuana Uses

- a. A high-impact medical marijuana processing facility must be located inside an enclosed building.
- b. Drive-through windows and drive-through lanes are prohibited for medical marijuana processing facilities.
- c. Medical marijuana grower operations, processing facilities and dispensaries must provide the following:
 - 1) A ventilation/air filtration system that prevents odor from being detectible at the boundaries of the lot within which the building housing the medical marijuana grower operation, processing facility or dispensary is located, except that if such use is located in multiple-tenant building, the ventilation/air filtration system must prevent odor from being detectible outside the tenant space housing the use.
 - 2) An electronic security system and surveillance camera.
- d. Medical marijuana processing facilities must be conducted and maintained in compliance with the license issued by the Oklahoma State Department of Health and in compliance with Oklahoma law, including but not limited to all applicable statutes, rules and regulations.
- e. No medical marijuana processing facility shall be permitted or maintained unless there exists a valid license, issued by the Oklahoma State Department of Health for the particular use at the particular location.

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
All Uses	1 per 800 SF of floor area, or 1.5 per Employee, Whichever is Less	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF of floor area.

SECTION 1229. USE UNIT 29. JUNK AND SALVAGE YARDS

A. Description

Establishments primarily providing an open area where waste or used or secondhand materials are bought, sold, exchanged, stored, processed, crushed or handled. Materials include but are not limited to scrap iron and other metals, paper, plastic, rags, rubber tires, damaged or salvaged or dismantled vehicles, vehicular parts, wrecked vehicles, bottles and cans.

B. Included Uses

Junk and Salvage Yards

Scrap Metal Recycling and Salvage/Recycle Facility (NEC), Excluding Non-industrial and Non-commercial Sites

Automobile Pool or Vehicular Pool

C. Use Conditions

1. Storage racks which are designed for the stacking of automotive front ends, hoods, doors, quarter panels, etc., which exceed the height of the screening fence, shall be setback a minimum of 50 feet from an abutting AG or R District and from a street, highway or thoroughfare along the lot line or lines in common with the AG or R District, street, highway or thoroughfare, plus two (2) additional feet of setback for every one (1) foot of rack height above 15 feet.
2. The piling of junk or salvage materials shall not exceed the height of the required screening wall or fence within 150 feet of the boundary required to be screened, except as provided in Section 1229.C.4 which follows.
3. The uses included in Use Unit 29 when located on a lot abutting an AG, R, O, C, CBD, or IL District shall be screened by the construction and maintenance of a screening wall or fence along the lot line or lines in common with such District.
4. The uses included in Use Unit 29, when located on a lot abutting a street, highway or thoroughfare, shall be screened by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the highway or thoroughfare to be screened.
5. Required Screening Wall or Fences shall meet the following requirements:
 - a. Shall be a minimum of eight (8) feet in height;
 - b. Shall be constructed with fencing materials which are of common use;
 - c. Shall be designed and arranged to provide substantial visual separation from other land uses required to be screened and from the general public traveling along the streets, highways and thoroughfares;
 - d. Shall be uniform in height, except for significant changes in topography;

- e. If painted, shall be colors which are architecturally and aesthetically compatible with surrounding areas when abutting an AG or R District boundary;
- 6. Shall be constructed prior to the occupancy of the building or initiation of the use required to be screened.
- 7. Shall be constructed with all braces and supports on the interior, except when both sides are of the same design and appearance; and
- 8. The screening wall or fence shall be maintained by the owner of the lot containing the use requiring the screening. Failure to maintain after notice by the Zoning Officer constitutes a violation of this Code. (See Enforcement Chapter 15)
- 9. The Board of Adjustment, as a Special Exception may:
 - a. Modify the screening requirement where an alternative screening will provide substantial visual separation from other land uses and from the general public traveling the streets, highways and thoroughfares such as:
 - 1) A landscape plan specifying number, types and location of proposed plant materials to be installed and maintained; or
 - 2) A six (6) foot privacy wall or fence.
 - b. Grant an extension of time to construct a screen where properties, other than public streets, highways and thoroughfares which are to benefit from the screen are undeveloped and no immediate development plan is known or anticipated; or
 - c. Remove the screening requirement where the purpose of the screening requirement cannot be achieved, such as where a road or street is elevated, or where the screening is prohibited by other ordinances and/or regulations, such as in floodplains.
- 10. All junk and salvage yard uses shall otherwise be in compliance with all other applicable City and State Laws.

D. Off-Street Parking and Loading Requirements (See Chapter 13, Off-Street Parking and Loading)

Uses	Parking Spaces	Loading Berths
All Uses	1 per 1000 SF of floor area	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF of floor area.

SECTION 1230. USE UNIT 30. OIL AND GAS EXTRACTION

A. Description

The drilling and servicing of oil and gas wells, including on-site storage and related transporting of the extracted products. (See Appendix A and Appendix B)

B. Included Uses:

Drilling of oil and gas wells, and on-site storage of oil and gas

C. Use Conditions

1. All applications of this Use Unit by Right shall follow the use conditions established in this section. Special Exception uses shall also comply with the use conditions established in the applicable Zoning District and all other conditions of approval as established by the Board of Adjustment. (See Section 303, AG District.)
2. Oil and gas wells and related storage tanks shall be located 300 feet or more from any residence. However, the Board of Adjustment by Special Exception may reduce this minimum setback distance. (See Chapter 16)

D. Off-street Parking and Loading Requirements: None

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