

WHAT ARE THE BIG CHANGES? (CONT.)

HONING REGULATIONS TO FIT THE CONTEXT

Provisions authorizing the establishment of two new types of zoning overlays have been added to the zoning code: Residential Character (RC) overlays and Plan Based (PB) overlays

RC overlays are authorized for residential-zoned areas and may be used to relax or eliminate requirements that apply under base zoning or further impose requirements to...

- **Protect unique development, building or land-use patterns in residential areas when such patterns are not adequately addressed by otherwise applicable zoning regulations**
- **Promote reinvestment and redevelopment in areas where change is desirable and where existing zoning regulations hinder or fall short of achieving desired outcomes**
- **Help implement neighborhood plans or planning studies**

PB overlays are authorized for residential and nonresidential-zoned areas (other than downtown). They can be used to make adjustments in an area's underlying base zoning for purposes of carrying out the policies of an adopted neighborhood or area plan. As the name suggests, "Plan-Based" overlays may be approved only when the overlay is consistent with helping implement an adopted plan for the subject area.

The new proposed overlay provisions can be found in Secs. 20.030 and 20.040

POWERFUL TOOLS FOR UNIQUE PROJECTS

In recent years, it has become increasingly common for new development projects in Tulsa to be approved as Planned Unit Development (PUD) overlays. While PUDs offer some advantages in terms of flexibility, upfront development and site planning, their "overlay" status sometimes creates confusion and administrative complexity. With the new zoning code, PUDs will no longer be an option for new developments. Instead, unique projects that cannot proceed under other zoning district regulations can request approval as a Master Planned Development (MPD) district. Unlike PUDs, MPDs are not an overlay. As base zoning-district designations they will be identified on the zoning map, providing a clear signal to surrounding property owners. The regulations that apply in an approved MPD will be tailor-made on a project-by-project basis. Development plans will accompany MPD rezoning requests and detailed site plans will be required prior to construction.

The proposed MPD regulations can be found in Sec. 25.070 of the new code.

IMPROVED EFFICIENCY

The Zoning Code will promote common-sense, decision-making by expanding staff's ability to make minor, routine decisions and administrative adjustments. Our current Code also requires modernization to fill voids with reasonable and predictable regulations, including lighting, screening, dynamic displays, electric vehicle charging, and "green" development practices.

HOW CAN I GET INVOLVED?

The Zoning Code Update is a work in progress. Your questions, concerns, and ideas are an important part of the process and will be included in a publicly accessible format. If you have specific questions or would like to schedule a review with a group, please contact your City of Tulsa project manager. In the meantime, visit www.planitulsa.org to see a draft of the new zoning code. You can also weigh in on the updated code at public hearings and the City's online town hall at: www.feedbacktulsa.org

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ZONING CODE UPDATE

General overview of the Zoning Code update process and suggested changes



WHY UPDATE THE ZONING CODE?

Tulsa’s Zoning Code, adopted in 1970, continues to provide development regulations tuned to the plans and ideals of an earlier time. Thousands of Tulsans recommended new directions for future growth in the 2010 Comprehensive Plan update – PLANiTULSA – and said they wanted:

- **Modern building options for living and working**
- **More walkable shopping areas nearer home**
- **New ways to move around the city**

An updated zoning code will make this type of growth easy to build. It will provide new clarity and predictability for both residents and builders.

HOW WILL THESE CHANGES AFFECT ME?

The immediate effects to your property should be insignificant. If your property is zoned for Single-Family today, it will remain Single-Family after the update. The development regulations for your property will not change in fundamental ways. However, nearby changes could be substantial over time. For example, a strip mall owner may want to redevelop and request a rezoning-to-mixed-use development. Upon notification, nearby property owners would be able to weigh in before a decision is made.

Of course, these kinds of changes can happen today. The big difference is, this kind of rezoning would be easier and have more predictable/beneficial outcomes for both the owner and the neighbors.

WAIT, I LOVE MY NEIGHBORHOOD!

We get it. PLANiTULSA recommends strong protections for Tulsa’s stable neighborhoods, which will be reflected in the update. The most significant changes you may see in the future would be along commercial streets and corners that are planned to enhance and bolster nearby stable neighborhoods.

IS IT REALLY NECESSARY?

Yes, it’s urgent. Our ‘70s-era zoning code is still tailored for the construction of rapidly expanding new suburbs, reflecting post-World War II trends such as strip malls. This kind of growth is less common today. Many older shopping centers are starting to show their age. Tulsa’s future growth will occur more often on previously developed land. This type of “infill” development has challenges that don’t occur in new suburbs: land can be expensive with smaller parcels and neighbors’ concerns must be taken into consideration. It’s time to re-tune our zoning code to ensure infill growth is feasible, compatible, and a competitive option for Tulsa.

THE NEW CODE CREATES OPTIONS

PLANiTULSA recommends new options for future growth. There are many new development types to consider.

TYPICAL BUILDING PROTOTYPES FOUND IN TULSA TODAY	EXPANDED BUILDING PROTOTYPES BASED ON NEW STANDARDS
APARTMENT	COTTAGE HOUSE
SINGLE-FAMILY HOME 5-8K LOT	TOWNHOUSE
SINGLE-FAMILY HOME 8-15K	LIVE/WORK
LOT	NEIGHBORHOOD GROCERY (1 STORY)
MID-RISE BUSINESS PARK	NEIGHBORHOOD RETAIL (1 STORY)
RETAIL MALL	MIXED USE APARTMENT AND RETAIL (2 STORY)
STRIP COMMERCIAL	MIXED USE RETAIL AND OFFICE (2 STORY)
HEAVY INDUSTRIAL	MIXED USE RETAIL AND OFFICE (4 STORY)
LIGHT INDUSTRIAL	MIXED USE RESIDENTIAL AND RETAIL (4 STORY)
	HIGH DENSITY CONDO OR APARTMENTS (5 STORY)
	OFFICE RETAIL (3 STORY)
	OFFICE RETAIL (5 STORY)
	OFFICE RETAIL (10 STORY)

WHAT ARE THE BIG CHANGES?

ACCOMMODATING DENSITY



PLANiTULSA recommends policies that promote a more livable, pedestrian-friendly and cost-efficient city. One way that zoning can support this is by making it easier to increase development density that follows standards for urban design and appropriate location. The proposed Zoning Code Update defines several new types of development that, in parts of Tulsa and other cities, has already proven to work well for owners, neighbors, and citizens. The new code allows:

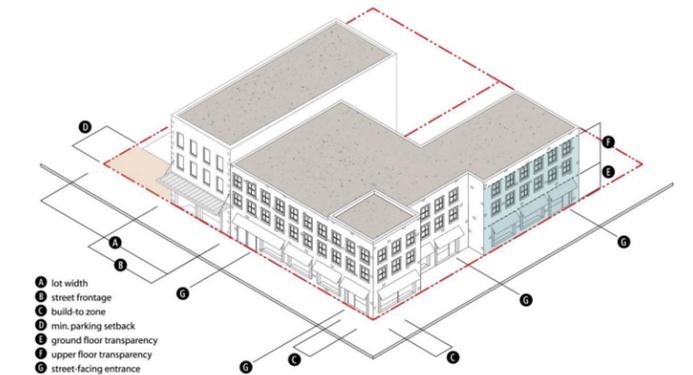
- **Cottage-house developments or “pocket neighborhoods” in the form of small detached houses with common open space or a communal courtyard**
- **Patio houses that would allow detached homes to be placed on or near one side property line or the other. These will allow for narrower lots while preserving access to the back yard**
- **Multi-unit houses that are intended to allow three-four small units in a form that is carefully designed to resemble a large, detached, single-family house**

These housing types may be good new options for the edges, or transition areas, between commercial and single-family residential districts. They are examples of “hidden” or “stealth” density that can integrate moderate-density residential development into a neighborhood setting without disrupting the scale or essential character of the area. They can also add value to our community by increasing the range of housing choices, and supporting neighborhood businesses, and satisfying other PLANiTULSA objectives.

Under the proposed code, cottage-house developments and multi-unit houses will be allowed in zoning code’s RD, RT and RM districts and the proposed RS5 district to accommodate detached houses on small lots.

See Table 5-2 (residential districts use table), Sec. 35.010 (building-type definitions) and Secs. 40.110 and 40.250 (supplemental use regulations) for relevant code regulations.

ENCOURAGING MIXED-USE DEVELOPMENT



The new zoning code includes several new mixed-use (MX) districts (modular in nature, with separate elements addressing urban form, building height and allowed use). Combining these components in different ways allows for the creation of a variety of districts, fitting a multitude of different contexts. Some MX districts promote highly walkable, pedestrian-oriented shopping districts. Other more flexible mixed-use districts would be appropriate for application along streets, transitioning from auto-centric corridors. Still, other MX options are available for neighborhood mixed-use nodes.

See Chapter 25 of the proposed code for further details.

REDUCING PARKING REQUIREMENTS

Reducing minimum off-street parking requirements is a key recommendation of the comprehensive plan. The requirements differ depending on the area of the city where the use is located, based on PLANiTULSA’s land-use plan categories. In the “downtown” area (corresponding to the plan’s downtown core/downtown neighborhood classifications), no parking is required. In “urban” areas (corresponding to the plan’s town centers, regional centers, main streets, and mixed-use corridors designations) parking ratios have been reduced around 25 percent. “Suburban” area (employment, neighborhood centers and residential neighborhood classifications) ratios have been reduced around 10 percent. In addition to reduced parking requirements for most uses, the new zoning code authorizes shared parking arrangements and establishes bicycle parking. Regulations aimed at providing safe routes for pedestrians within parking lots have also been included.

See the parking requirements in Chapter 55 for more details.