

13650.17. **Gatewood** Urban Conservation District.

A.

Purpose and Intent. The **Gatewood** Urban Conservation District is intended to promote the health, safety, economic, cultural and general welfare of the public by encouraging the conservation and enhancement of the urban environment specifically in the area of Oklahoma City known as **Gatewood**.

B.

District Designation.

(1)

Location. The legal description of the **Gatewood** Urban Conservation District can be found in Appendix A.

(2)

Official Advisory Relationship. The **Gatewood** Urban Conservation District Neighborhood Association is designated to establish the "Steering Committee."

C.

Qualifier. Except for the provisions specifically contained in this section, all other provisions of this chapter shall apply to and have full force upon the properties contained in the **Gatewood** Urban Conservation District.

D.

District Regulations. The following specific regulations shall be effective within the boundaries of the **Gatewood** Urban Conservation District.

(1)

Development Regulations.

(a)

Height. The maximum height of any new building shall be limited to 35 feet.

(b)

Setbacks. Building setbacks for the R-3, R-3M, R-4 and R-4M Districts, and all non-residential districts that abut a residential zoning district are as follows:

1.

Front Yard: 25 feet.

2.

Interior Side Yard: Ten feet.

3.

Rear Yard: 15 feet.

(c)

Orientation of Building on the Lot.

1.

For redevelopment on lots abutting a local or collector street, property frontage shall be as platted, with the narrower end of the lot abutting the street as the front of the lot. Buildings shall face the front of the lot.

2.

For redevelopment, except single-family residential, on lots abutting arterial streets, the development shall be oriented towards the arterial street. This shall mean that all detached signage shall be located in the front yard and not the rear or side yard, that access drives are designed so that at least half the traffic enters the site from the arterial street, and that existing traffic is directed through construction of curb cuts to head towards the arterial street.

(d)

Depth of Lots for Non-Residential Development. Non-residential development or redevelopment on sites abutting arterial or major collector streets, as classified by the Oklahoma City Plan, shall be limited to a depth of a single lot, as platted at the time of the effective date of this chapter. However, this provision does not apply to property already zoned for non-residential use at the effective date of this chapter. In addition, a PUD could be used to modify the one lot depth requirement, in accordance with the Oklahoma City Plan policies.

(2)

Building Materials and Pitched Roofs.

(a)

Except for residential accessory storage buildings, exposed metal buildings shall not be permitted. However, metal buildings may be used if the exposed metal is covered by wood, siding, brick or masonry veneer on the portion of the building visible from the street or adjoining residential properties.

(b)

Carports shall be constructed of the same building materials as the main building on the property. "Same building materials" shall mean wood, siding, brick or masonry veneer,

but in no case shall it mean corrugated metal, sheet metal or plastic.

(c)

Primary residential structures on a site shall have either a gable or hipped roof with at least a ten-degree pitch.

(3)

Front Yard Paving and Parking Requirements.

(a)

Parking areas in all residential districts, except R-1, R-1ZL and R-2 Districts, shall be located in the rear yard.

(b)

In all residential zoning districts, the maximum width of driveways in the front yard shall be 12 feet for one-way drives and 20 feet for two-way drives. Circle drives are permitted. However, two or more separate, unconnected drives in the front yard are not.

(4)

Curb Cuts and Property Access. In the R-3, R-3M, R-4M and R-4 Districts, and the non-residential districts, where a property abuts an arterial street, access to the site shall only be from the arterial street.

(5)

Screening of Higher Density Residential and Non-Residential Properties, and Trash Receptacles.

(a)

In the R-3, R-3M, R-4M and R-4 Districts, sight-proof screening shall be provided for three-family, four-family, and multiple-family developments where the property abuts a single-family or two-family use.

(b)

All trash receptacles for three-family, four-family and multiple-family residential developments, stores and offices, in the R-3, R-3M, R-4M and R-4 Districts, and the non-residential districts, shall be screened from view of any street or adjoining property zoned an R-1, R-1ZL or R-2 District and developed residentially, regardless of when it was developed.

(6)

Landscaping and Tree Maintenance.

(a)

For new development or redevelopment in all districts except the R-1 District, landscaped areas amounting to at least ten percent of the required off-street parking shall be provided. Parking lots shall be separated from abutting streets by either shrubs or earthen berms at least three feet in height. In addition, there shall be planted at least one tree, at least two inches in caliper, for every 25 feet of property frontage abutting a single street, and one tree for every 50 feet of property frontage abutting more than one arterial street.

(b)

In all zoning districts, all unpaved rear, front and side yard setback areas shall be landscaped with natural material vegetative cover and/or decorative landscape materials, such as pecan shells or rocks.

(c)

In addition to the requirements of Section 53-21 of the Oklahoma City Municipal Code concerning the maintenance of trees, the property owner shall remove any dead tree from his property and the remaining stump shall not extend above ground level. Any dead tree removed by the property owner from the street right-of-way shall be replaced by said owner.

(7)

Signs.

(a)

Only wall, canopy, ground or pole signs shall be permitted.

(b)

Wall or canopy signs shall have a display surface area that does not exceed 25 percent of the area of the attached wall.

(c)

Ground signs shall not exceed four feet in height and shall have a display surface area no more than 24 square feet.

(d)

Pole signs shall not exceed 20 feet in height and shall have a display surface area that does not exceed two square feet of display surface area for every foot of frontage, up to a maximum of 120 square feet.

(e)

Signs shall not be located in the side or rear setback.

(f)

If signs are lighted, they shall only be ground or internally lighted. Neon lighting shall be permitted.

(g)

The provisions of this section do not apply to neighborhood signs of an informational nature, as defined by Chapter 3 of The Oklahoma City Municipal Code.

(8)

Lighting. In the R-3, R-3M, R-4M and R-4 Districts, and all the non-residential districts, all decorative and security lighting, except street lighting located in the street right-of-way, shall not have a height that exceeds the roofline of the primary structure on the site. Flashing, oscillating or intermittent lighting, including flashing signs, shall be prohibited. The lighting shall be directed towards the subject lot and away from adjoining residential property.

(9)

Sidewalks. Sidewalks shall be required for new development or conversion to a more intense use where the subject site is adjacent to existing sidewalks on either side. Existing sidewalks shall not be removed except for the purpose of replacement.

(10)

Front Yard Fencing. Chain-link, barbed wire and chicken wire fences shall not be allowed in the front yard or exterior side yards.

(11)

Outdoor Storage. For purposes of these regulations, "junk" shall include furniture or materials in an unusable, abandoned or inoperable condition.

(a)

Outdoor storage, including storage of goods or equipment, and the accumulation of junk, trash or debris shall be prohibited on porches, or in any portion of a yard visible from the street.

(b)

Construction materials and equipment are exempt from this provision for 30 days after construction is complete, but the construction time shall not exceed one year.

(12)

Storage of Boats and Recreational Vehicles. No person may park or store, for longer than 72 hours and not to exceed 14 days total in any calendar year, any boat, commercial vehicle, recreational vehicle or trailer on private property unless such vehicle is parked completely to

the rear of the front wall of the main building located on said property. In the case of a corner lot, if such vehicle is screened from view from the side street on which the property abuts, it may be parked completely to the rear of the front wall of the main building located on said property.

(13)

Uses.

(a)

The following use units and uses are prohibited:

1. Adult Entertainment Uses (59-8300.3)
2. Agricultural Supplies and Services (59-8300.4)
3. Animal Interment Services (59-8300.6)
4. Animal Sales and Services: Kennels and Veterinary, General (59-8300.10)
5. Automotive: Parking Garages (59-8300.12)
6. Automotive: Parking Lots, as a Principal Use (59-8300.13)
7. Automotive and Equipment: Heavy Repairs, Heavy Equipment (59-8300.15)
8. Automotive Auction (59-8300.16)
9. Automotive Vehicle Impound Yard and Damaged Vehicle Auctions (59-8300.17)
10. Automotive and Equipment: Automobile Dealerships and Malls (59-8300.18)
11. Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment (59-8300.19)
- 12.

- Automotive and Equipment: Sales and Rentals,
Manufactured (Mobile) Homes and Recreational
Vehicles (59-8300.20)
13. Automotive and Equipment: Storage (59-8300.21)
14. Communication Services: Broadcast Towers (59-
8300.28)
15. Communication Services: Telecommunications
Towers (59-8300.30)
16. Construction Sales and Services (59-8300.31)
17. Gasoline Sales: Truck Stops (59-8300.47)
18. Laundry Services (59-8300.48)
19. Lodging Accommodations: Campgrounds (59-
8300.50)
20. Lodging Accommodations: Commercial Lodging (59-
8300.51)
21. Manufactured (Mobile) Home Residential (59-8200.7)
22. Participant Recreation and Entertainment: Indoor (59-
8300.55)
23. Participant Recreation and Entertainment: Outdoor
(59-8300.56)
24. Personal Storage (59-8300.60)
25. Retail Sales and Services: Outdoor Swap Meets (59-
8300.64)
26. Signs: Non-Accessory (59-8300.66), not including
neighborhood signs

27.

Spectator Sports and Entertainment: General (59-8300.67)

28.

Spectator Sports and Entertainment: Restricted (59-8300.69)

(b)

Distance Requirements Between Uses. All distances required to be met, pursuant to the terms of this section, shall begin at the property line of the proposed use and be measured to the nearest property line of the relevant existing use.

1.

No pawn shop shall be located within a radius of 1,000 feet of another pawn shop.

2.

No drinking establishment shall be located within a radius of 1,000 feet of another drinking establishment.

(14)

Legally Noncomplying Use. A legally noncomplying use could be redeveloped or restored for that same use unit without regard to the extent or cause of the damage to the structure or the period of the discontinuance of the use. However, should the site remain vacant (i.e., has no primary building on it) for at least two years, then development shall be in accordance with the regulations of the zoning district classification of the site.

Appendix A:

Gatewood Urban Conservation District. The Gatewood Urban Conservation District is generally from North Classen Boulevard to North Pennsylvania Avenue, and from one-half block south of Northwest 16th Street to Northwest 23rd Street, except the Plaza District Urban Design zone. It includes Blocks 8—13, 15—21, 36—37, 40—41, [56](#)—57, 61, 75—79, and B of University Addition; Blocks 1—4 of Nichols University Place Addition; Blocks 1—10 of University Place Addition; all of Blocks A and B and 1—17 and Lots 1—9 of Block 18 and Lots 1—15 of Block 19 and all Block 20 and Lots 1—5 of Block 21 and Lots 2—13 of Block 22 and all Block 23, and the unnumbered blocks east and north of Block 11, of Gatewood Addition; Block 4 of McKinley Place Addition, and McKinley Place Amended Addition; Lots 7—24 of Block 31 of Young's Englewood Addition; Lots 7—29 of Block 1 of Baumann Addition; Lots 1—8 of Whytes Subdivision; Lots 1—12 of Block A of College Addition; Lots 7—12 of Ware's Subdivision; Lots 1—12 of Block 1 and Lots 1—6 of Block 2 of University Heights Addition; Lots 1—5 and 30—34 of Block 2 of Edgewood Subdivision; Lots 1—9 of Block 1 of Avoca Addition; Lots 1—7, north 150 feet of Lots 8—11,

and one-half vacated street adjacent to Lot 1 on the east of Block 1; and north 150 feet of Lots 1—6 and north 140 feet of Lots 7—12 of Block 2 of University View Addition; Lots 1 and 2, plus the north 140 feet of a vacated street adjacent to the west of Lots 2 and 3, plus the north 15 feet of Lots 3 and 6 of Block 3 of Summers Place Addition; and a tract designated as Blocks C, D and E of Carey Place.