

FROM OKC< OK<CODE OF ORDINANCES:

13650.8. Linwood Place Urban Conservation District.

A.

Purpose and Intent. The Linwood Place 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 Linwood Place.

B.

District Designation. The location of the Linwood Place Urban Conservation District can be found in Appendix A.

C.

Official Advisory Relationship. The Linwood Place Neighborhood Association is designated to establish the "Steering Committee."

D.

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 Linwood Place Urban Conservation District.

E.

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

(1)

General Regulations.

(a)

Parking. For purposes of these regulations, a commercial vehicle shall be defined as any vehicle in excess of one ton capacity and meeting the provisions of [Chapter 32](#), Article XII, Division 2 of the Oklahoma City Municipal Code.

1.

Special Parking Standards for All Vehicles.

i.

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, or, in the case of a corner lot, such vehicle is screened from view from the side street on which the property abuts.

ii.

A permanently hard-surfaced area or driveway shall meet the requirements of this chapter. Brick paving may be approved by the Public Works Director.

iii.

Hard-surfaced paving, if located in front of the front wall of the main building located on said property, shall not exceed 24 feet in width.

(b)

Accessory Uses and Structures.

1.

Carport. Carport regulations contained in Article XII, Site Development Standards, shall be applied. However, the following special modifications shall apply:

i.

All carports shall be constructed, erected or installed to conform with the structural requirements of the City's Building Code, as amended, and shall be constructed of the same building materials as the main building on the property. "Same building materials" shall mean wood, siding or brick veneer, but in no case shall it mean corrugated metal, sheet metal or plastic.

ii.

All carports shall be permanently open on two sides from grade surface to eave line.

iii.

All carports shall comply with front yard setback requirements. No carport shall extend past the front wall of the main building located on the property.

iv.

All new carports shall be designed and constructed with drains or gutters that direct the flow of runoff from the roof in such a manner so that said runoff does not flow onto adjacent private property.

2.

Home Occupation. Home occupations shall be permitted, subject to the following conditions, which shall replace those found in Article XII, Site Development Standards:

i.

It shall be the home occupation or professional office of the person who lives in the main building and makes it the principal place of residence.

ii.

No person shall be employed who is not a member of the immediate family living on the premises.

iii.

One sign or nameplate, not to exceed 40 square inches in size, may be permitted if attached to and flush against the main structure on the property.

iv.

The home is not altered to attract business.

v.

No additional curb cuts shall be permitted and no front yard area other than the driveway providing access to a garage or a sidewalk shall be paved or otherwise used for the parking of vehicles, except in accordance with the provisions contained in this section.

vi.

No business, such as a shop or store where chattel, goods, wares or merchandise are created, stored, exchanged, sold or repaired, shall be conducted upon the premises.

vii.

No material or equipment shall be stored outside the confines of the home.

(c)

Conversion of Structures. Regulations for conversion shall apply according to [Section 59-12100](#), and if the proposed remodeling increases the number of residential dwelling units.

1.

Conversion Criteria.

i.

If a property contains more than one structure, the conversion shall bring all structures up to the minimum standards required by all City Codes and ordinances.

ii.

The building shall have a minimum gross floor area, exclusive of porches, garages and basements, in excess of 1,500 square feet before conversion.

iii.

Each dwelling unit shall have a minimum floor area of 750 square feet after conversion.

iv.

The property meets all lot size, height, setback and bulk regulations of the underlying district.

(2)

Commercial Development Regulations.

(a)

Signs.

1.

No non-accessory sign shall be permitted.

2.

Accessory signs shall be permitted on lots within an appropriate underlying district, subject to the following conditions:

i.

No sign, either freestanding or attached, shall exceed the height of the building as constructed.

ii.

No flashing sign shall be permitted to be located where it can be seen from a residential lot.

(b)

Yard. Commercial uses that abut residential uses shall have a rear yard depth of no less than ten feet.

(c)

High Intensity Lighting. When high intensity lighting, such as mercury, high-pressure sodium and/or metal halide, is used, it shall be located and shielded so that it does not create a nuisance for abutting residential property.

(d)

Landscaping and Screening. Screening and landscaping shall be provided as required by Article XI, Landscaping and Screening Regulations. However, the following modifications shall apply:

1.

Litter Control.

i.

Waste cans, dumpster units, and other forms of litter control and refuse disposal shall be placed on the site in a location where they are screened from residential view, with sight-proof screening as defined in Paragraph 2 below.

ii.

Commercial uses shall provide for adequate litter control and containment upon the site.

2.

Sight-Proof Screening and Fencing.

i.

Buildings shall not be used for screening.

ii.

Sight-proof fencing shall be used. A sight-proof fence is a solid or opaque fence or wall that is a minimum of six feet but no more than eight feet in height, made of wood, masonry, or other suitable material in compliance with the Building Code, other than metal.

iii.

A fence or wall is not permitted to be constructed on the front property line.

(3)

Residential Development Regulations.

(a)

Location of Structures.

1.

On all lots, property frontage shall be as platted.

2.

All residences on streets running east and west shall be constructed to face north or south onto the street.

(b)

Area and Setback Regulations. There shall be a front yard having a depth no less than 35 feet.