



Proposed Ordinance Amendment
CHAPTER 59 (PLANNING & ZONING CODE)
TRADITIONAL NEIGHBORHOOD OVERLAY

Background

- Staff and neighborhood representative meetings beginning in 2015
- Interest in developing tool with protection of neighborhood/traditional character while still allowing flexibility for revitalization
- Staff review and analysis of other cities' best practices, existing tools
- Neighborhood representative workshops to develop overlay - Spring 2016

Process

- NOW: Creating new “tool” within the City of Oklahoma City’s Municipal Code, with no geographic application
- FUTURE: Once created, neighborhoods and districts “opt in” to Traditional Neighborhood Overlay



Proposed Ordinance Amendment

CHAPTER 59

PLANNING AND ZONING CODE

59-13800

**Zoning Overlay Districts – Traditional
Neighborhood Overlay District**

- Establishes purpose and Intent of District:

The Traditional Neighborhood Overlay District (TN Overlay District) is intended to facilitate the continued growth and revitalization of structures, sites and districts that embody unique historic and architectural character or that represent the development patterns of traditional neighborhoods and districts of Oklahoma City. The TN Overlay District is intended to provide oversight for projects with the potential to significantly alter the character of the districts by protecting key character-defining features, and by ensuring that new construction does not detract from the district's character.

OVERVIEW

- *What is an Overlay Zoning District?*

“A special zoning district containing a set of zoning requirements described in the text of this chapter and designated on the Official Zoning Districts Map, and which carry a set of zoning regulations that are imposed either as additions to those of the underlying district or which modify the existing regulations.”
- *Who is it for?*
 - Any “area, tract, or site”
 - Not required to align with other defined boundaries
 - No specific age or other criteria

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**Zoning Overlay Districts – Traditional
Neighborhood Overlay District**

- Designation Procedure
 - Consistent with existing procedures for rezoning, including HP/HL
 - May be initiated by City Council, Planning Commission, Urban Design Commission, or a majority of property owners

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**Zoning Overlay Districts – Traditional
Neighborhood Overlay District**

- Certificate of Approval Required
 - CA required only when work requires a permit
 - Administrative approval for most items
 - Exemptions include work in back yards, ordinary maintenance and repair

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**Zoning Overlay Districts – Traditional
Neighborhood Overlay District**

Design Guidelines

- Guidelines for:
 - Existing Buildings
 - New Construction
 - Paving
 - Demolition

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Zoning Overlay Districts – Traditional Neighborhood Overlay District

Design Guidelines

- Guidelines for Existing Buildings:

Changes to existing buildings should respect the architectural integrity of the particular building and the context of surrounding buildings.

- Establish parameters for changes, including massing, new openings, additions, and existing accessory structures
- Identify category of “existing, non-traditional” buildings



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**Zoning Overlay Districts – Traditional
Neighborhood Overlay District**

Design Guidelines

- *New construction should respect the architectural integrity and context of surrounding buildings. New construction should be compatible in design, proportion, and size with the character of the surrounding block, without replicating or mimicking existing buildings. Contemporary styles that relate to the surrounding area, and particularly to structures within the same block, may be appropriate.*



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**Zoning Overlay Districts – Traditional
Neighborhood Overlay District**

Design Guidelines

- Guidelines for New Construction:
 - Characteristics such as height, setbacks, and form based upon surrounding streetface/block
 - Identifies basis of design when no comparable precedents exist
 - Address accessory structures, including garages, carports, front-yard fencing



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Zoning Overlay Districts – Traditional
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Design Guidelines

- Guidelines for Paving:
 - Addresses driveways and parking areas, following established, traditional pattern in surrounding streetface/block.



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**Zoning Overlay Districts – Traditional
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Design Guidelines

- *Buildings and structures form the framework of special Districts. The placement, height, and materials of buildings and structures, as well as their history, form the character of a District; therefore, it is appropriate to evaluate the impact of the proposed demolition of a structure on the District as a whole. In some cases, demolition or removal of an existing structure may have an adverse effect on the quality and character of the district. In other cases, demolition or removal of an existing structure may be appropriate to provide for the continued growth and vitality of the District, and may facilitate economic development or otherwise improve a District's appearance or viability.*

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**Zoning Overlay Districts – Traditional
Neighborhood Overlay District**

Design Guidelines

- Guidelines for Demolition:
 - Employs existing demolition criteria established in all other design review districts except HP/HL
 - Modified definition to include “character,” rather than “urban character,” as defined in the Oklahoma City Municipal Code



59-3350

**Administrative Bodies and
Officials**

- Amends powers of Urban Design Commission to include review and approval for Traditional Neighborhood Overlay District
- Amends powers to allow Urban Design Commission to make recommendations for Traditional Neighborhood Overlay (rezoning)

Timeline

- Public Meeting: 5/9/2016
- Urban Design Commission: Recommendation 5/25/2016
- Urban Development Committee of the Planning Commission: 6/9/16
- Planning Commission Intro: 6/23/16
- Planning Commission Recommendation: 7/14/16
- City Council: August 2016

Discussion & Questions

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