ORDINANCE NO. 3506

AN ORDINANCE AMENDING SECTION 3.1.F (TABLE 3.1-1), TABLE OF ALLOWED USES, AND SECTION 5.8.D DOWNTOWN RESIDENTIAL OVERLAY DISTRICT (DROD), OF THE CITY OF BROKEN ARROW ZONING ORDINANCE; SPECIFICALLY INCLUDING SUPPLEMENT A WHICH CONTAINS THE DOWNTOWN RESIDENTIAL OVERLAY DISTRICT DESIGN STANDARDS; REPEALING ALL ORDINANCES OR PART OF ORDINANCES IN CONFLICT HEREWITH; AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROKEN ARROW:

SECTION I. Section 3.1.F (Table 3.1-1) Table of Allowed Uses, of the Broken Arrow Zoning Code (No. 2931) is hereby amended to read as follows:

F. Table of Allowed Uses

USE CATEGORY	USE TYPE	A G		RESID	ENT	IAL		1			3.1-1 D AF 4			OF <i>i</i>	1	OWE			C		ERC FICE		IN	ID'L	
		A 1	R E	RS1 / R1 RS2 / R2 RS3 / R3/R S4	R D	R M	R M H		2	3	4	5	0	,	N M	C M	D M	D F	0 N	CN	CG	СН	L	H	SPECIFIC USE PERMIT STANDARDS
							F	RES	IDEI	NTIA	\L U	SES	3										<u>' </u>		
Household Living	Dwelling, duplex				Р	Р		P	P																
	Dwelling, multi- family					Р		P				P	P	P	Р	Р	Р	Р							
	Dwelling, single- family attached				Р	Р		P	P						Р	Р	Р	Р							
	Dwelling, single- family detached	Р	Р	Р	Р		Р	P	P	P	P	P						Р							
	Dwelling, mobile home	s					Р																		3.2.A.1.
	Dwelling, zero lot line				Р										Р			Р							
	Mobile home park						Р																		
	Mobile home subdivision						Р																		
Group Living	Boarding, dormitory, and rooming house					Р																			
	Group home	Р	Р	Р	Р	Р	Р	P	P	P	P														
	Convalescent home, nursing home, or assisted living facility	S	s	s	Р	Р		S	S	S	S	P	P	P	Р	Р	Р	Р							3.2.A.2.

										ABL	E 3.	1-1 T	ABL	E OI	F AL	LOW	/ED	USE	s						
USE CATEGORY	USE TYPE	A G	ı	RESIDE	NTIA	L					ARE					KED			COI	MME OFF		AL	IND	'L	
		A 1	R E	RS1 / R1 RS2 / R2 RS3 / R3/R S4	R D	K	R M H	1	2	3	4	5	6		N M	C M	D M	D F	0 N	C N	C G	СН	L	H	SPECIFIC USE PERMIT STANDARDS
						Pl	JBL	IC/II	NST	ITUT	ΓΙΟΝ	IAL	USE	ES											
Community Service	Cemetery	s																							3.2.B.3.
	Crematorium, without funeral parlor or public area	s																					Р	P	3.2.B.4.
	Government administration and civic buildings	s	s	s	s	s	s	s	s	S	S	P	P	P	Р	Р	Р	Р	Р	Р	P	Р	Р	P	
	Municipal or community recreation center	Р	Р	Р	Р	Р	Р	P	P	P	P	P	P	P	Р	Р	Р	Р	Р	Р	Р	Р	s		
	Places of assembly	s	s	s	s	s	s	s	S	S	S	s	s	S	s	s	s	s	Р	s	s	s			3.2.B.6.
	Public safety facility	Р	Р	Р	Р	Р	Р	P	P	P	P	P	P	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Cultural Facility	Art gallery or museum, public	s	s	s	s	s		s	S	S	S	P	P	P	Р	Р	Р	Р		Р	Р	Р			3.2.B.2.
	Library, public	s	s	s	s	s		S	S	S	S	P	P	P	Р	Р	Р	Р		Р	Р	Р			3.2.B.5.
Child Care Facility	Child care center	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	Р	Р	S				
	Day care center / nursery school	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	Р	Р	S				
	Home day care	Р	Р	Р	Р	Р	Р	P	P	P	P														
Education	College or university	s	s													s	s	s		s	Р	Р			3.2.B.7.
	Elementary	s	s	s	s	s	s	S	S	S	S	P	P	P	Р	Р	Р	Р							3.2.B.7.
	Middle school or high school	s	s	s	s	s	s	s	S	s	S	P	P	P	Р	Р	Р	Р							3.2.B.7.
	Trade school	s	s	s	s	s	s	S	S	S	S	P	P	P	Р	Р	Р	Р	s	s	Р	Р	Р		3.2.B.7
Health Care Facility	Medical office or clinic											P	P	P	Р	Р	Р	Р	Р	Р	Р	Р			
	Hospital	s	s	s	s	s	s											s			Р	Р			
						Pl	JBL	IC/II	NST	ITUT	ΓΙΟΝ	IAL	USE	ES					b						

	T	n		ı	i	ı		_		1			1		1	1					1		П		n
Parks and Open Space	Arboretum or botanical garden	Р	s	s																					3.2.B.1.
	Campground	s																							
	Community playfields and parks	Р	Р	Р	Р	Р	Р	P	P	P	P	P	P	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Telecom- munication Facility	Tower (including any facility with tower)			s	s	s	s	s	S	S	S	S	S	S	s	s	s	S	s	s	Р	Р	Р	Р	5.9
	Broadcasting or recording studio, (no tower)											P	P	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
	Transmitting station (no tower)																			Р	Р	Р	Р	Р	
Transportatin on Facility	Airport	s																				s	s	s	
	Bus and passenger train terminal											S	S	P		Р	s	s	s	Р	Р	Р	Р		
	Heliport	s																			s	s	s	s	
Utility	Utility facility, major	s																			s	s	s	Р	
	Utility facility, minor	Р	Р	Р	Р	Р	Р	P	P	P	P	P	P	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
							(COM	MEF	RCIA	AL U	ISES	3												I
Agriculture	Agriculture	Р						Г																	
Animal Sales and Services	Animal pet shop, retail													P		s					Р	Р	Р		
	Animal training school	s																				s	Р		3.2.C.1.
	Kennel	s																				s	Р		3.2.C.1.
	Veterinary clinic/animal hospital	s												S		s					s	Р	Р		3.2.C.1.
	Veterinary clinic, large animal	s																							3.2.C.1.
Financial	Financial institution, with											S	P	P	s	Р	Р	S	S	Р	Р	Р			
Financial Service	drive-thru						<u>L</u>		L																
												P	P	P	Р	Р	Ρ	Ρ	Ρ	Р	Р	Р			
	drive-thru Financial institution, without drive-							СОМ	MEF	RCIA	AL U			P	Р	Р	P	Р	P	Р	Р	P			
	drive-thru Financial institution, without drive-						(СОМ	MEF	RCIA	AL U			P	Р	P	P	P	P	Р	P	P			

Restaurant,	1	Fruit and																				1]
Micro Food and brive-intrudent drive-intrudent drive-intrude		vegetable											P	P	P			P	P		Р	Р	Р			
Without drive- Micro food and blownedge Park Park															P							Р	Р			
drive-thru		without drive-											P	P	P	Р	P	P	P		Р	Р	Р			
Development															P						s	Р	Р			
Recreation and Entertainment Company Com		beverage											S	S	S	s	s	s	s		s	s	s	Р	Р	3.2.C.2
Recreation and Sample Sa	Office	Office, business or professional											P	P	P	Р	Р	Р	Р	Р	Р	Р	Р	Р		
Canterial outdoor ecceation Canterial outdoor ecceation Canterial outdoor Cant																							Р	Р		
Art gallery or museum, private S S S S S S S S S	and Entertainment,		s																				Р	s		3.2.C.4.
Adjoin		driving range,	Р	Р	Р	Р	Р	Р																		3.2.C.4.
P S 3.2.C.4		driving range,	S																				Р			3.2.C.4
According S S S S S S S S S		entertainment	s																				Р	s		3.2.C.4
Campground/ park S S S S S S S S S		(auto, dog, or	s																				S			3.2.C.4
Zoo S		campground/																					s			3.2.C.3.
Art gallery or museum, private P P P P P P P P P P P P P P P P P P		Shooting range	s																							3.2.C.4
And Entertainment Indoor And Entertainment Indoor P P P P P P P P P P P P P P P P P P P		Zoo	s																							3.2.C.4
Fitness and recreational sports center General indoor recreation COMMERCIAL USES Recreation And Entertainment Indoor Cont Major entertainment facility Fitness and recreation S P P P S S P P P S S P P P S S P P P S S P P P S S P P P S S P P P S S P P P S S P P P S S P P P S P S P P P S P S P P P S P S P P P S P P P S P P P S P P P S P P P S P P P S P P P S P P P S P P P S P P P P S P P P P S P P P P S P P P P S P P P P S P P P P P S P	And Entertainment	museum,											P	P	P		Р	Р	Р	Р	Р	Р	Р			
COMMERCIAL USES Recreation Major entertainment Indoor Cont Major Solution Solut		recreational	s										P	P	P	s	Р	Р	Р	s	s	Р	Р	s		
Recreation And Entertainment Indoor Cont Major entertainment facility Major entertainment facility S S S S S P P													S	S	P		Р	s			Р	Р	Р	s		
And Entertainment Indoor Cont S S S S P P								(COM	IME	RCIA	AL U	SES	3												
	And Entertainment	entertainment											S	S	S			s	s			s	Р	Р		
		Movie theatre											S	S	P		Р	s	s			Р	Р			

	Dry cleaning]		I	1		1											Ī]		1]
Personal Services	and laundry service												P		Р					Р	Р	Р		
	Funeral services												P		Р				Р	Р	Р			
	General personal services										P	P	P	Р	Р	Р	Р		Р	Р	Р			
	Instructional services										P	P	P		Р		Р	s	Р	Р	Р			
Retail (Sales)	Alcoholic beverages, retail sale											P	P		Р	Р			Р	Р	Р			
	Convenience store with gas sales												P		Р				Р	Р	Р			
	Horticulture nursery sales	s											P							Р	Р			
	Open-air market or flea market											S	S			s				s	s			
	Retail, general										P	P	P	Р	Р	Р	Р		Р	Р	Р			
	Retail, large																			Р	Р			
	Sexually oriented business																				Р			
Vehicles and Equipment	Boat and/or RV storage																				s	Р	Р	
	Car wash																				Р	Р		
	Gasoline sales												P							Р	Р	Р		
	Parking structure										P	P	P	Р	Р	Р	Р			Р	Р	Р	Р	
	Vehicle sales and rental																				s			3.2.C.5.
	Vehicle service and repair, major																					Р	Р	
	Vehicle service and repair, minor												P		Р					Р	Р	Р	Р	
Visitor Accommodation	Bed and breakfast	Р		s	s						S	P	P	s	s	Р	s			Р	Р			
	Hotel or motel										S	P	P		Р	Р	s			Р	Р			
							IND	UST	RIA	L US	SES													
Industrial Service	Fossil fuel storage						Γ															s	Р	
			<u> </u>		L	4		LICT	DIA		SES							_				_		
Industrial	Canaral						מאו	031	KIA	L US	5 ⊑3													
Industrial Service Cont	General industrial service																					Р	P	
Manufacturing and Production	Assembly, light											S				s						Р	Р	3.2.D.1
	Manufacturing, light																					Р	Р	

	Manufacturing, heavy													Р	
Mining and Processing	Minerals and raw materials	s												S	
	Oil and gas	s												s	
Warehouse and Freight Movement	Mini-storage											Ø	Р	Р	3.2.D.3.
	Motor freight terminal												Р	Р	
	Office warehouse											s	Р	Р	
	Storage yard												Р	Р	
	Warehouse												Р	Р	
	Wholesale establishment												Р	Р	
Waste and Salvage	Auto salvage yard													s	3.2.D.4.
	Scrap operations													s	
	Recycling center (outdoor or indoor)											s	Р	Р	
	Solid waste disposal	s												s	3.2.D.2.

SECTION II. Section 5.8.D Downtown Residential Overlay (DRO) District of the Broken Arrow Zoning Code (No. 2931) is hereby amended to read as follows:

D. Downtown Residential Overlay District (DROD)

1. Purpose

The Downtown Residential Overlay District (DROD) is intended to continue the implementation of the Downtown Master Plan by promoting compatible, high quality mixed use and residential design in the area bounded by Elm Place, Houston Street, 9th Street, and Kenosha Street. Separate design standards have been adopted and are contained in Supplement A. These standards shall apply to all new development within this area, except for those uses listed as "Public/Institutional Uses" in Table 3.1-1 of the Zoning Ordinance. In addition, existing Planned Unit Developments (PUD) that have been adopted by the City Council remain unchanged.

SECTION III. Any ordinances or parts of ordinances found to be in conflict herewith are hereby repealed.

SECTION IV. An emergency exists for the preservation of the public health, peace, and safety, and therefore this ordinance shall become effective from and after the time of its passage and approval.

P.	ASSED AND A	APPROVED and	the emergency clause ru	lled upon separately this 19	}th day
of Decem	nber, 2017.				
			MAYOR		
ATTECT	١.		MITOR		

ATTEST:

(Seal) CITY CLERK

APPROVED:

CITY ATTORNEY