

ORDINANCE NO.

An ordinance amending Chapter 3 and Chapter 5 of the Downtown Residential Overlay District (DROD), repealing all ordinances to the contrary and declaring an emergency

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

SECTION I. Chapter 3, Table 1: Permitted Building Forms of the Broken Arrow Downtown Residential Overlay District, is hereby amended to read as follows:

		Single-Family	Two-Family	Cottage Court	3-Plex/4-Plex/Mansion Apartment	Rowhouse	Flats	Mixed-Use A (Neighborhood)	Mixed-Use B / Commercial	Accessory Dwelling Unit (ADU)s
DROD Area	Area 1 Residential 1	P	P	P	P	P	P			P
	Area 2 Residential 2	P	P							P
	Area 3 Residential 3	P								P
	Area 4 Residential 4	P								P
	Area 5 Rose District Transition	P	P		P	P	P	P		P
	Area 6 Commercial/ Mixed-Use Core					P	P		P	
	Area 7 Commercial/ Mixed-Use Corridor						P		P	

Table 1: Permitted Building Forms

P = Permitted

Projects not permitted by right (P), may be considered through the Planned Unit Development (PUD) process.

SECTION II. Chapter 5, Design Standards: Two-Family of the Broken Arrow Downtown Residential Overlay District, is hereby amended to read as follows:

TWO-FAMILY

DESCRIPTION

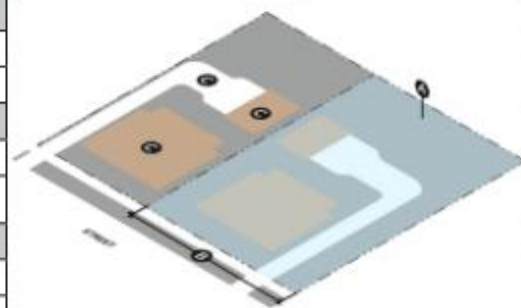
The "Two-Family" building form exhibits a similar shape and architectural features to the "Single-Family" building form, but allows for a slightly higher density. The Two-Family building form can be designed as two side-by-side single-family units; can be a form split with one unit facing the primary street and the other facing a secondary street, backyard, or side yard; and can be a form with one unit on the ground-level and the other on the upper-level. Parking is provided for each of the units. Parking can take the form of a shared, attached garage; a shared, detached garage; individual, attached garages; or individual, shared garages.



Permitted Areas 1 & 2

LOT*

A Lot Area		
Area 1 & 5	6,500 sq.ft. Min.	
Area 2	7,500 sq.ft. Min.	
B Lot Frontage		
Area 1 & 5	110' Max., 45' Min.	
Area 2	130' Max., 55' Min.	
C Lot Coverage		
Area 1 & 5	60% Max	
Area 2	55% Max.	

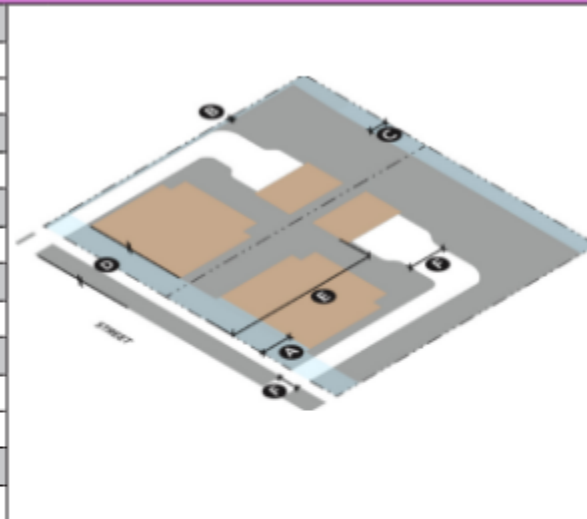


Additional Information

* Where a site will be subdivided into more than one parcel, lot and site design standards should be based on the collective area of all parcels.

SITE*

A Front Setback/Build to Zone (BTZ)		
Area 1 & 5	10' Min./65% BTZ ¹	
Area 2	15' Min./65% BTZ ¹	
B Side Setback		
Area 1 & 2 & 5	5' Min., ²	
C Rear Setback		
Area 1 & 5	10' Min., ²	
D Building Alignment		
Area 1 & 2 & 5	Required ³	
E Garage and Carport Location		
Area 1	30' Min. setback from front property line	
Area 2 & 5	35' Min. setback from front property line	
F Access and Driveway Width		
Area 1 & 5	25' Max ^{4,5}	



Additional Information

Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.

* Where a site will be subdivided into more than one parcel, lot and site design standards should be based on the collective area of all parcels.

1 65% of front wall is required to be placed within 10' of required front setback.

2 If an alley is present, rear setback is 2' min.

3 Building Alignment

Interior Lot: front wall of primary structure shall be parallel to the street

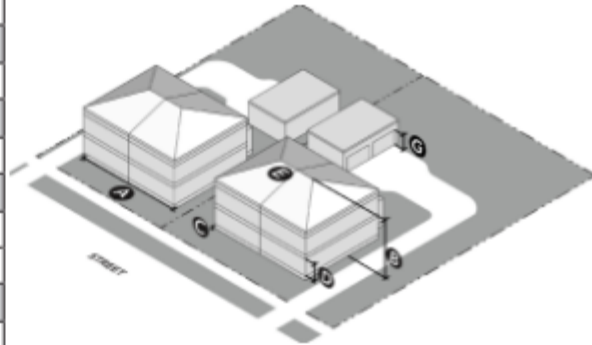
Corner Lot: Both street-facing walls of the primary structure shall be parallel to each street

4 Only 18' wide until driveway is within 20' of garage entry

5 Where feasible, provide access from an alley

BUILDING FORM

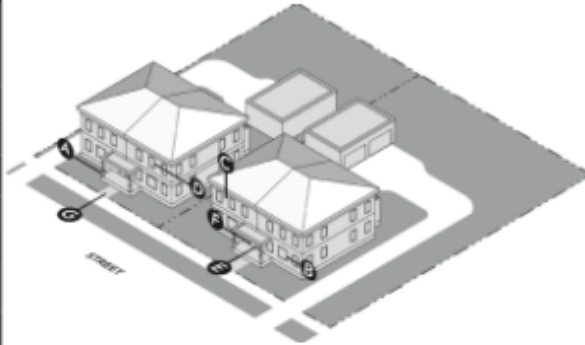
A Front Wall Width		
Area 1 & 2 & 5	50' Max.	
Area 2	65' Max.	
B Building Height		
Area 1 & 2 & 5	2 stories/35' Max.	
C Finished Floor Height		
Area 1 & 2 & 5	1' Min., 4' Max.	
D Floor Height		
Area 1 & 2 & 5	9' Min., 15' Max.	
E Roof Form		
Area 1 & 5	Pitched or flat	
Area 2	Pitched	
F Garage and Carport Width		
Area 1 & 2 & 5	25' or 40% width of primary structure: Max. street-facing garage door width ¹	
G Garage Door/Carport Height		
Area 1 & 2 & 5	9' Max. garage door or carport height ¹	



Additional Information

- 1 If any portion of the garage is located forward of the rear wall of primary structure:
- Roof of garage or carport must match roof of primary structure
 - Height of garage or carport must be equal to or less than the height of primary structure

BUILDING ACTIVATION		
A	First Story Element	
	Area 1 & 2 & 5	Required ^{1A2}
B	Principal Windows	
	Area 1 & 2 & 5	1 Min. on front-most wall 4'x4 dimensions ³
C	Blank Street-Facing Wall	
	Area 1 & 2 & 5	8' Max.
D	Window Size - Street-Facing Wall	
	Area 1 & 2 & 5	2'x3', except for an accent window
E	Entry Location (On Street-Facing Wall)	
	Area 1 & 2 & 5	10' Max. distance of entry from front-most wall
F	Entry Presence - Facing Street	
	Area 1 & 2 & 5	Required ⁴
G	Entry Path	
	Area 1 & 2 & 5	Required ⁵
Additional Information		
<p>1 Must include one of the following elements:</p> <ul style="list-style-type: none"> - Projecting Porch - Recessed Porch - Projecting Stoop (not permitted in Area 2) - Shared first story element <p>2 Height of first story element must have an interior clearance of at least 8 feet, no greater than 12 feet. Interior clearance is measured from the floor of the first story element to the lowest point of the ceiling of the first story element.</p> <p>3 If street-facing wall is 35' or wider, must have 2 principal windows</p> <p>4 Visually connect entrance to street through one of the following:</p> <ul style="list-style-type: none"> - Entry faces street, - Entry opens on porch that faces street <p>5 Must connect to street through physical, demarcated path</p>		



SECTION III. The Design Standards-Downtown Residential Overlay District attached hereto are hereby approved and adopted.

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

SECTION V. 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.

PASSED AND APPROVED and the emergency clause ruled upon separately this ____ day of _____, 2022.

MAYOR

ATTEST:

(Seal) CITY CLERK
APPROVED:

ASSISTANT CITY ATTORNEY