

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:

DROD Area		Permitted Building Forms								
		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)
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				
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

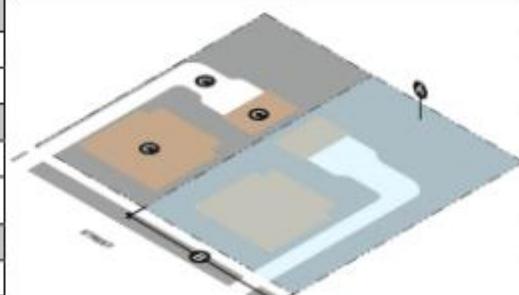
Area 1 & 5	110' Max., 45' Min.
Area 2	130' Max., 55' Min.

C Lot Coverage

Area 1 & 5	60% Max
Area 2	55% Max.

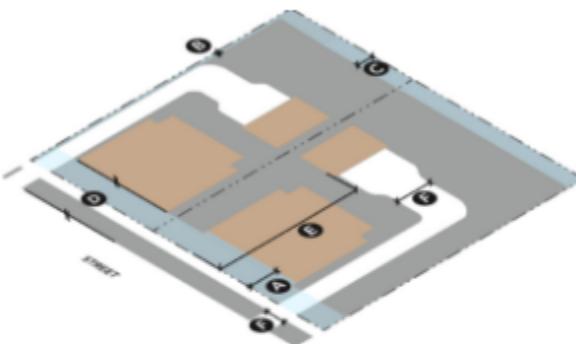
Additional Information

* 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. ³
	Area 1 & 2 & 5	Required ⁴
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 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

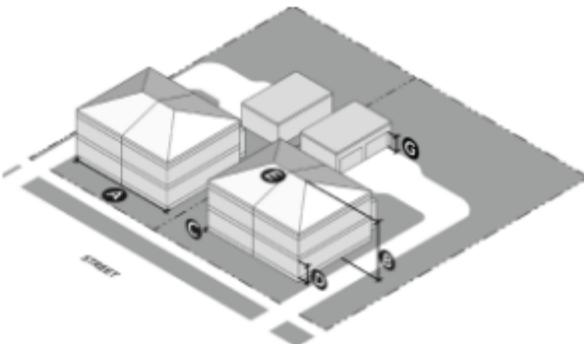
Corner Lot: Both street-facing walls of the primary structure shall be parallel to each street

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

5 Where feasible, provide access from an alley

BUILDING FORM

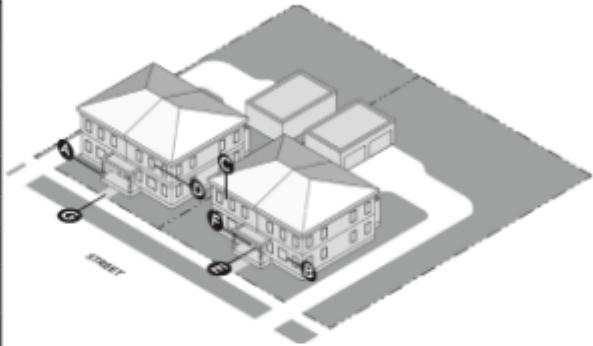
A	Front Wall Width	
	Area 1	& 5 50' Max.
	Area 2	65' Max.
B	Building Height	
	Area 1 & 2	& 5 2 stories/35' Max.
C	Finished Floor Height	
	Area 1 & 2	& 5 1' Min, 4' Max.
D	Floor Height	
	Area 1 & 2	& 5 9' Min., 15' Max.
E	Roof Form	
	Area 1	& 5 Pitched or flat
	Area 2	Pitched
F	Garage and Carport Width	
	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 ^{1a3}
B	Principal Windows
Area 1 & 2 & 5	1 Min. on front-most wall 4'x4 dimensions ⁵
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 ^a
G	Entry Path
Area 1 & 2 & 5	Required ^b
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