

## EXISTING REGULATORY FRAMEWORK

Zoning in Broken Arrow is regulated by Ordinance 2931 of the Broken Arrow City Code which was approved by the City Council in 2008. The Zoning Ordinance and subsequent updates follow the provisions of Title 11, Oklahoma Statutes, sections 11-43-101 to protect the general health, safety, and general welfare of citizens to implement the comprehensive plan. [Table 2-7](#) shows the current zoning districts.

The [Zoning Ordinance](#) describes regulations on land use and density, block size, and additional elements that help the city guide development patterns. A simplification of the current zoning map is shown in [Figure 2-7](#).

that establishes additional design standards for the area around the Rose District to promote quality residential and commercial development.

TABLE 2-7: Current Zoning Districts

District Type	Ref	District Name
Agricultural	AG	Agricultural
Residential	RS	Single-Family Residential
	RS-C	Single-Family Residential- Compact
	RS-P	Single-Family Residential- Preservation
	RMD	Residential Duplex
	RMF	Residential Multi Family
	RMH	Residential Mobile Home
Mixed Use	CM	Community Mixed Use
	DM	Downtown Mixed Use
	DF	Downtown Fringe
Commercial/ Industrial	ON	Office Neighborhood
	CN	Commercial Neighborhood
	CG	Commercial General
	CH	Commercial Heavy
	IL	Industrial Light
Special Purpose and Overlays	IH	Industrial Heavy
	PUD	Planned unit Development
	FD	Floodplain
	DRO	Downtown Residential Overlay
	HDO	Highway Design Overlay
	NOSQ	New Orleans Square Overlay

District Type	Ref.	District Name
Agricultural	A-1	Agricultural
Active Residential	RE	Residential Estate
	RS-1	Single Family Residential
	R-2	Single Family Residential
	RS-2	Single Family Residential
	RS-3	Single Family Residential
	RS-4	Single Family Residential
	RD	Residential Duplex
	RM	Residential Multi-Family
	RMH	Residential Mobile Home Park
Inactive Residential	R-1	Single Family Residential
	R-3	Single Family Residential
Mixed-Use	NM	Neighborhood Mixed-Use
	CM	Community Mixed-Use
	DM	Downtown Mixed-Use Core
	DF	Downtown Fringe
Commercial/ Industrial	ON	Office Neighborhood
	CN	Commercial Neighborhood
	CG	Commercial General
	CH	Commercial Heavy
	IL	Industrial Light
	IH	Industrial Heavy
Special Purpose and Overlays	PUD	Planned Unit Development
	FD	Floodplain
	DRO	Downtown Residential Overlay
	HDO	Highway Design Overlay

Residential Overlay District in January 2018

# FUTURE DEVELOPMENT GUIDE

The Future Development Guide serves as a tool for the City to communicate the intended future land uses throughout Broken Arrow. Since 1997, the City has used a 'Land Use Intensity System' (LUIS) that provides structure for the Future Development Guide. This system recognizes that land uses with similar intensities (density of development on a site) are more likely compatible than land uses with different intensities. The LUIS system has seven levels of land use intensities: Rural Residential, Urban Residential, Transition Area, Commercial/Employment Nodes, Downtown Area, Regional Commercial/Employment, and Major Industrial.

Figure 4-6 represents the prototypical LUIS model for a typical one-mile section in the urbanized area of Broken Arrow. Numeric designations show the appropriate LUIS Level that would be permitted and the concept of transitioning from more intensive uses at the intersections of arterial streets to less intensive uses towards the center of each one-mile section.

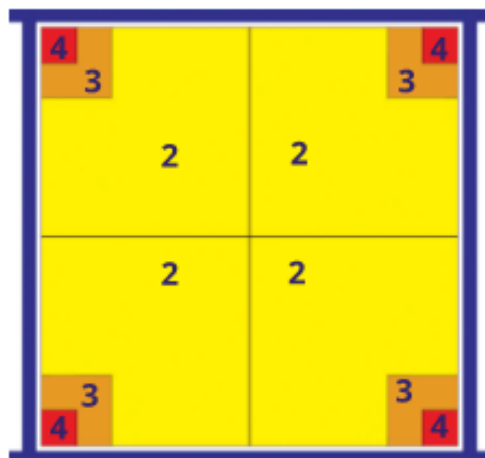


FIGURE 4-6: LUIS Prototypical Model

Each of the seven LUIS categories are described in the following section with the change since the 2012 update in **bold text**.

## Land Use Intensity Level 1 Rural Residential



Level 1 represents the lowest intensity of land use in Broken Arrow. It is used primarily in the non-urbanized areas of Broken Arrow or to reflect established areas of very low density residential development that may be expected to remain as an exception in urbanized areas. The principal uses in this level are either agriculturally related or single family homes on large lots. A request for ~~R-2, RS-2, or RS-3~~ zoning in the Level 1 may be in accordance with the Comprehensive Plan, provided the site for the rezoning request is located adjacent to an arterial street, or is part of an existing ~~R-2, RS-2, R-3, or RS-2~~ area which is located adjacent to an arterial street. Due to the uses allowed in this level of intensity, areas designated as Level 1 should generally be kept free of significant vehicular traffic generators and noisy or polluting uses. In addition, special consideration should be given to the manner in which Level 1 uses abut the other levels of higher intensity.

RS or RS-C

RS or RS-C

## Land Use Intensity Level 2 Urban Residential



**Level 2** represents the predominant character of development in Broken Arrow. This designation is principally used for areas of typical residential subdivision development and is the base level recommended for the urbanized area of Broken Arrow.

In addition to single-family detached homes, two-family units and neighborhood office parks may be in accordance with the Comprehensive Plan. For an RD rezoning request to be considered to be in accordance with the Comprehensive Plan, the site must be located adjacent to an arterial street or be part of an expansion of an RD area which is located adjacent to an arterial street. In addition, the streets proposed to serve the RD area must connect directly to an arterial street. None of the traffic from the RD area to the arterial street will pass on a street which contains single family detached structures.

Similarly, a request for ON rezoning is in accordance with the Comprehensive Plan, provided the site for the rezoning request is located adjacent to an arterial street or is part of an expansion of an existing ON area which is located adjacent to an arterial street. None of the traffic from the ON area shall utilize roads that pass through a single-family residential area prior to reaching an arterial street.

## Land Use Intensity Level 3 Transitional Area



**Level 3** represents a transition zone from strictly residential development to strictly non-residential development. As such, the primary uses for Level 3 are higher density residential uses and lower density employment uses. This level of intensity should be located adjacent to an arterial street. The principal uses in this district would be higher density single-family detached residential ~~(RS-4)~~, single-family attached (duplexes and townhouses), multi-family apartments, neighborhood offices, and planned office parks.

Although intended primarily for attached residential dwellings and office development, single-family detached dwellings are permitted in RD and RM Zoning Districts. It may also be appropriate for R-2, RS-2, and RS-3 zoning districts to occur within Level 3 under the following circumstances:

- The proposed ~~R-2, RS-2, or RS-3~~ zoning in Level 3 is an extension of an adjacent ~~R-2, RS-2, R-3, or RS-3~~ district and would not preclude access to a potential higher intensity use from an arterial street, or
- The proposed ~~R-2, RS-2, or RS-3~~ zoning is part of a planned unit development with attention given to screening and buffering the single family uses from potential higher intensity uses.

RS-P

RS-C



Other land uses identified that do not fall within the different intensity levels include:

**Greenway/Floodplain:** Areas that fall within the FEMA designated floodplain.

**Public Recreation:** City of Broken Arrow parkland.

**Private Recreation:** Recreation areas such as private HOA parks or golf courses that are not open to the general public.

**Public/Semi-Public:** Public facilities, public schools, and cemeteries.

The Future Development Guide is directly integrated with zoning districts in Broken Arrow. In each of the seven LUIS levels, each zoning district is either allowed, possible (provided conditions are met), or not allowed. [Table 4-1](#) shows the updated table.

[Figure 4-7](#) is the updated Future Development Guide for the Broken Arrow Next Comprehensive Plan, followed by a summary of recommended changes (since the last update in 2012) to be incorporated.

Table 4-1: Land Use Intensity System Zoning Districts Table

Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
<del>RS-Single Family</del> RS-1: SF Residential District	<del>Allowed</del>						
R-2: SF Residential District	Possible	Allowed	Possible				
<del>RS-C (Single Family Compact) District</del>	<del>Possible</del>	<del>Allowed</del>	<del>Possible</del>				
RS-3: SF Residential District	<del>Possible</del>	<del>Allowed</del>	<del>Possible</del>				
<del>RS-P (Single Family Preservation) District</del>		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential MF District			Allowed	Possible	Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
<del>CM (Community Mixed Use) District</del> CM: Community Mixed-Use District			<del>Possible</del>	<del>Allowed</del>			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District					Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District						Possible	Allowed
IH: Industrial Heavy District							Allowed