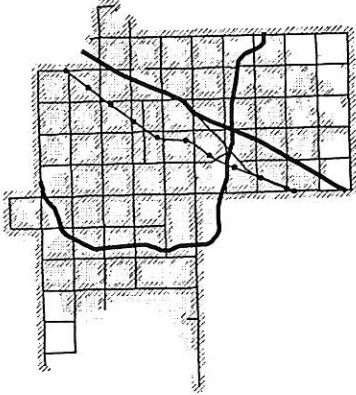


Level 2: Urban Residential**Allowed Zoning Districts:**

- R-2: Single Family Residential
- R-3: Single Family Residential

Possible Zoning Districts:

- R-4: Two Family Residential
- O-3: Neighborhood Office

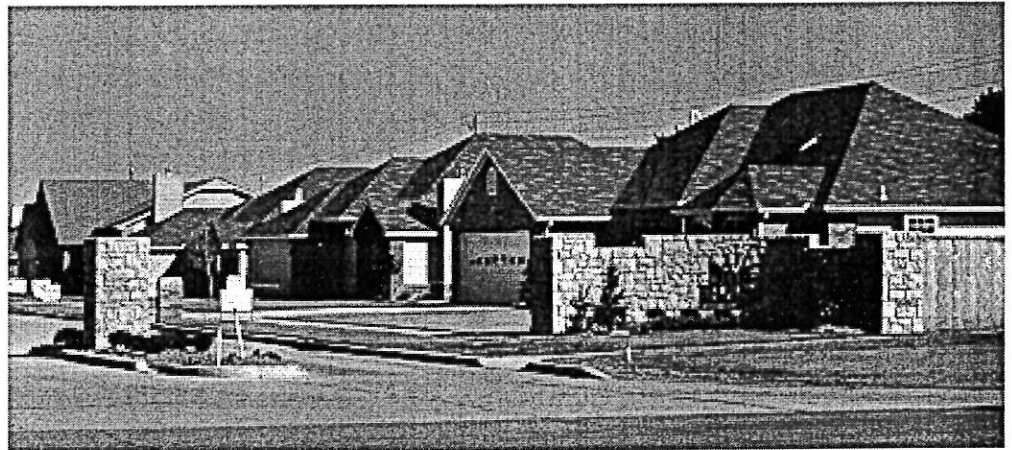
4.1.2 Land Use Intensity Level 2: Urban Residential

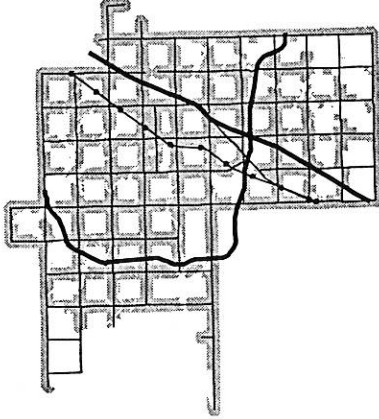
Land Use Intensity Level 2 represents the predominant character of development in Broken Arrow. This designation is principally used for areas of typical residential subdivision development and is the base level recommended for the urbanized area of Broken Arrow.

In addition to single family detached homes, two-family units and neighborhood office parks may be in accordance with the Comprehensive Plan. For an R-4 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 R-4 area which is located adjacent to an arterial street. In addition, the streets proposed to serve the R-4 area must connect directly to an arterial street. None of the traffic from the R-4 area to the arterial street will pass on a street which contains single family detached structures.

Similarly, a request for O-3 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 O-3 area which is located adjacent to an arterial street. In addition, none of the traffic from the O-3 area to the arterial street will pass on a street which contains single family detached structures.

Example of typical residential development appropriate in Level 2 areas.



Level 3: Transition Area**Allowed Zoning Districts:**

- R-4: Two Family Residential
- R-5: Multi-Family Residential
- R-6: Multi-Family Residential
- RMH: Mobile Home District
- O-2: Planned Office Park
- O-3: Neighborhood Office

Possible Zoning Districts:

- R-2: Single Family Residential
- R-3: Single Family Residential

4.1.3 Land Use Intensity Level 3: Transition Area

Land Use Intensity Level 3 represents the transitional 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 single-family attached (duplexes and townhouses), multi-family apartments, neighborhood offices, and planned office parks. Rezoning requests for RHM: Mobile Home Districts may also be permitted if such development occurs with high design standards and the requirements of restrictive covenants to address special appearance and maintenance concerns presented by mobile and modular housing.

Although intended primarily for attached residential dwellings and office development, single-family detached dwellings are permitted in R-4 and R-5 Zoning Districts. It may also be appropriate for R-2 and R-3 zoning districts to occur within Level 3 under the following circumstances:

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

Examples of neighborhood office (O-3 zoning) and apartment developments (R-5 zoning), appropriate Level 3 areas.

