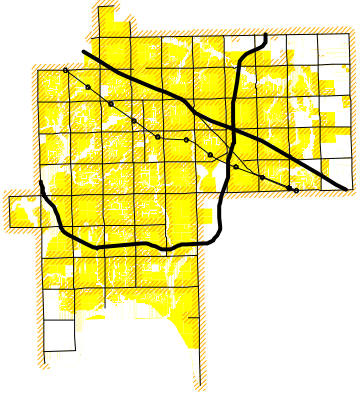

Level 2: Urban Residential



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.

While RS-4 is considered to be in compliance with the Comprehensive Plan, requests to rezone isolated, individual lots in existing neighborhoods is not considered to be in accordance with the Comprehensive Plan.

Allowed Zoning Districts:

- R-2: Single Family Residential
- RS-3: Single Family Residential
- RS-4: Single Family Residential

Possible Zoning Districts:

- RD: Residential Duplex
- ON: Office Neighborhood

In addition to single family detached homes, residential duplexes and office neighborhoods 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. In addition, none of the traffic from the ON 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.

