

ORDINANCE NO.

An ordinance amending Section 3.1.F (Table 3.1-1), Table of Allowed Uses, and Section 5.8.D Downtown residential Overlay District (DROD), of the City of Broken Arrow Zoning Ordinance; specifically including supplement A which contains the Downtown Residential Overlay District Design Standards; repealing all ordinances or part of ordinances in conflict herewith; and declaring an emergency

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

SECTION I. Section 3.1.F (Table 3.1-1) Table of Allowed Uses, of the Broken Arrow Zoning Code (No. 2931) is hereby amended to read as follows:

F. Table of Allowed Uses

USE CATEGORY	USE TYPE	TABLE 3.1-1 TABLE OF ALLOWED USES																				SPECIFIC USE PERMIT STANDARDS			
		A G	RESIDENTIAL						DROD AREAS							MIXED USE				COMMERCIAL /OFFICE			IND'L		
			RS1 / R1 RS2 / R2 RS3 / R3/R S4	R D	R M	R M H	1	2	3	4	5	6	7	N M	C M	D M	D F	O N	C N	C G	C H		I L	I H	
RESIDENTIAL USES																									
Household Living	Dwelling, duplex				P	P		P	P																
	Dwelling, multi-family					P		P				P	P	P	P										
	Dwelling, single-family attached				P	P		P	P						P	P	P	P							
	Dwelling, single-family detached	P	P	P	P		P	P	P	P	P					P									
	Dwelling, mobile home	S					P																3.2.A.1.		
	Dwelling, zero lot line				P										P			P							
	Mobile home park						P																		
	Mobile home subdivision						P																		
Group Living	Boarding, dormitory, and rooming house					P																			
	Group home	P	P	P	P	P	P	P	P	P															
	Convalescent home, nursing home, or assisted living facility	S	S	S	P	P		S	S	S	S	P	P	P	P								3.2.A.2.		

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			RESIDENTIAL				DROD AREAS							MIXED USE				COMMERCIAL /OFFICE			IND'L			
			RS1 / R1 RS2 / R2 RS3 / R3/R S4	R D	R M	R M H	1	2	3	4	5	6	7	N M	C M	D M	D F	O N	C N	C G	C H	I L		I H
PUBLIC/INSTITUTIONAL USES																								
Community Service	Cemetery	S																						3.2.B.3.
	Crematorium, without funeral parlor or public area	S																			P	P	3.2.B.4.	
	Government administration and civic buildings	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P		
	Municipal or community recreation center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S			
	Places of assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S			3.2.B.6.
	Public safety facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Cultural Facility	Art gallery or museum, public	S	S	S	S	S		S	S	S	S	P	P	P	P	P	P	P	P	P				3.2.B.2.
	Library, public	S	S	S	S	S		S	S	S	S	P	P	P	P	P	P	P	P	P				3.2.B.5.
Child Care Facility	Child care center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	P	P	S	
	Day care center / nursery school	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	P	P	S	
	Home day care	P	P	P	P	P	P	P	P	P	P													
Education	College or university	S	S														S	S	S		S	P	P	
	Elementary	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P					
	Middle school or high school	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P					
	Trade school	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	S	S	P	P	P
Health Care Facility	Medical office or clinic											P	P	P	P	P	P	P	P	P				
	Hospital	S	S	S	S	S	S										S			P	P			

PUBLIC/INSTITUTIONAL USES

COMMERCIAL USES

COMMERCIAL USES																			
Food and Beverage	Bar/Nightclub												P	P		P	P		
	Catering service											P	P	P	P	P	P		
	Fruit and vegetable market											P	P	P		P	P	P	
	Restaurant, drive-in													P		P	P		
	Restaurant, without drive-thru											P	P	P	P	P	P	P	
	Restaurant, with drive-thru													P		S	P	P	
	Micro food and beverage production*											S	S	S	S	S	S	S	3.2.C.2
Office	Office, business or professional											P	P	P	P	P	P	P	
	Research laboratory																P	P	
Recreation and Entertainment, Outdoor	General outdoor recreation	S															P	S	3.2.C.4.
	Golf course or driving range, unlighted	P	P	P	P	P	P												3.2.C.4.
	Golf course or driving range, lighted	S															P		3.2.C.4
	Major entertainment facility	S															P	S	3.2.C.4
	Race track (auto, dog, or horse)	S															S		3.2.C.4
	RV campground/ park																S		3.2.C.3.
	Shooting range	S																	3.2.C.4
	Zoo	S																	3.2.C.4
Recreation And Entertainment Indoor	Art gallery or museum, private											P	P	P	P	P	P	P	
	Fitness and recreational sports center	S										P	P	P	S	S	P	P	S
	General indoor recreation											S	S	P		P	P	P	S

INDUSTRIAL USES

INDUSTRIAL USES																										
Industrial Service Cont...	General industrial service																						P	P		
Manufacturing and Production	Assembly, light										S			S									P	P	3.2.D.1	
	Manufacturing, light																						P	P		
	Manufacturing, heavy																							P		
Mining and Processing	Minerals and raw materials	S																							S	
	Oil and gas	S																							S	
Warehouse and Freight Movement	Mini-storage																						S	P	P	3.2.D.3.
	Motor freight terminal																						P	P		
	Office warehouse																					S	P	P		
	Storage yard																						P	P		
	Warehouse																						P	P		
	Wholesale establishment																							P	P	
Waste and Salvage	Auto salvage yard																								S	3.2.D.4.
	Scrap operations																								S	
	Recycling center (outdoor or indoor)																						S	P	P	
	Solid waste disposal	S																							S	3.2.D.2.

SECTION II. Section 5.8.D Downtown Residential Overlay (DRO) District of the Broken Arrow Zoning Code (No. 2931) is hereby amended to read as follows:

D. Downtown Residential Overlay District (DROD)

1. Purpose

The Downtown Residential Overlay District (DROD) is intended to continue the implementation of the Downtown Master Plan by promoting compatible, high quality mixed use and residential design in the area bounded by Elm Place, Houston Street, 9th Street, and Kenosha Street. Separate design standards have been adopted and are contained in Supplement A. These standards shall apply to all new development within this area, except for those uses listed as "Public/Institutional Uses" in Table 3.1-1 of the Zoning Ordinance. In addition, existing Planned Unit Developments (PUD) that have been adopted by the City Council remain unchanged.

SECTION III. Any ordinances or parts of ordinances found to be in conflict herewith

are hereby repealed.

SECTION IV. 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 19th day of December, 2017.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:

CITY ATTORNEY