



# City of Broken Arrow

## Request for Action

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**File #: 24-869, Version: 1**

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### Broken Arrow Planning Commission

07-11-2024

**To:** Chairman and Board Members  
**From:** Community Development Department  
**Title:**

Public hearing, consideration, and possible action regarding the proposed modifications to Section 4.1.B (Table 4.1-2: Dimensional and Density Standards- Residential Districts), of the City of Broken Arrow Zoning Ordinance

Modifications to the Broken Arrow Zoning Ordinance are proposed in regards to reducing the minimum front setback in the RE (Residential Estate) and RS-1 (Single-Family Residential) zoning districts. The proposed modifications are to Section 4.1.B (Table 4.1-2: Dimensional and Density Standards- Residential Districts), of the City of Broken Arrow Zoning Ordinance.

The Zoning Ordinance currently requires a minimum front setback of 35-feet from the front property line in the RE district and a 30-foot minimum setback from the front property line in the RS-1 district. It has come to the attention of Staff that some existing structures do not meet this requirement and therefore create an inconsistency when new structures are required to meet the 35-foot or 30-foot setback. In order to bring existing structures into compliance and preserve the character of areas seeing new construction, Staff is recommending to reduce the minimum front setback from 35-feet and 30-feet to 25-feet in both the RE and RS-1 district. A 25-foot setback is consistent with what is required for RS-2 and RS-3 zoning districts.

**Attachments:** Proposed Ordinance Modifications

**Recommendation:**

Recommend approval of proposed modifications to Section 4.1.B (Table 4.1-2: Dimensional and Density Standards- Residential Districts), of the City of Broken Arrow Zoning Ordinance, as presented, and an Ordinance be drafted for City Council's consideration.

**Prepared By:** Amanda Yamaguchi

**Approved By:** Rocky Henkel