

## CHAPTER 9

### O - OFFICE AND INSTITUTIONAL

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#### SECTION 900 GENERAL DESCRIPTION

This district is intended to accommodate office, institutional, and certain types of residential uses in areas whose characteristic are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of such areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this ordinance.

#### SECTION 910 PERMITTED PRINCIPAL USES

- (a) Offices.
- (b) Photography studios, art studios, art galleries, art sales, interior design studios, craft studios, craft sales, antique shops, establishments for the teaching of music, dancing or other performing arts.
- (c) Ethical pharmacies, medical and dental laboratories, establishments for the fitting and sale of prosthetic devices.
- (d) Hospitals, medical and health related clinics.
- (e) Nursing homes, rest homes, convalescent homes, and homes for orphans licensed by the State of Oklahoma.
- (f) Auditoriums, libraries, museums, legitimate theaters.
- (g) Funeral homes.
- (h) Elementary schools, high schools, business and vocational schools not involving operations of an industrial or retail nature.
- (i) Colleges and universities.
- (j) Churches and other places of worship, including educational buildings related thereto.
- (k) Private clubs and lodges, fraternities, sororities, denominational student centers.

- (l) Day nursery.
- (m) Rooming and boarding houses.
- (n) Cemeteries.
- (o) Community service structures and uses such as community service centers, libraries, fire stations, civic, cultural, or recreational uses.
- (p) Veterinary establishments, provided that all animals are kept within suitably designed sound proof, air conditioned buildings.

#### SECTION 920 PERMITTED ACCESSORY USES AND STRUCTURES

- (a) Noncommercial greenhouses and plant nurseries, private garages, garden sheds, tool houses, private swimming pools and the like.
- (b) Home Occupations subject to the provisions of Section 208.
- (c) Signs subject to the provisions of Chapter 17.
- (d) Uses and structures which:
  - (1) Are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures,
  - (2) Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership, and
  - (3) Are in keeping with the character of the district.

#### SECTION 930 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 20.

- (a) As accessory uses to permitted principal uses and structures, barber shops, beauty shops, restaurants, drug stores, newsstands and similar uses not enumerated as permitted principal uses, designed primarily to serve the convenience of persons living or working in the building in which such accessory uses are located. No accessory uses shall be permitted unless the Board finds that:
  - (1) It is reasonably necessary to serve the needs of the persons involved.
  - (2) It is accessory and clearly incidental to the permitted principal use.
  - (3) It is not designed or intended to attract clientele from outside the district, and

- (4) It will not adversely affect neighboring uses or the district as a whole.
- (b) Utility substations, provided that the Board of Adjustment shall impose appropriate conditions and safeguards regarding siting or characteristics of use potentially incompatible with nearby uses.
- (c) Rehabilitation centers or halfway house with a lot area of at least 10,000 sq. ft.
- (d) Temporary borrow pits for fill dirt and top soil.
- (e) Any use permitted in the RM-1 Residential Multifamily district which is not a permitted use in the O Office and Institutional district.
- (f) Structures exceeding the maximum height requirements of Section 970.
- (g) Emergency and protective shelter.

#### SECTION 940 MINIMUM YARD REQUIREMENTS

The area regulations for dwellings shall be the same as those in the RM Multifamily Residential district. For all other uses permitted in this district, the following requirements shall apply:

- (a) Front yard - The depth of the required front yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated on the Coweta Metropolitan Area Major Street and Highway Plan or 25 feet if not designated on the Street and Highway Plan, to a setback of thirty-five (35) feet on arterial streets and twenty-five (25) feet on non-arterial streets. When a lot has double frontage, the front yard requirements shall be provided on both streets.
- (b) Side yard:
  - (1) On the side of an interior lot or the interior side of a corner abutting a residential district, there shall be a side yard of not less than ten (10) feet.
  - (2) On any corner lot, the depth of the required exterior side yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated in the Coweta Metropolitan Area Major Street and Highway Plan, or 25 feet if not designated on the Street Plan, to a setback distance of thirty-five (35) feet on arterial streets and twenty (20) feet for non-arterial streets.
  - (3) In all other cases, no side yard is required if the buildings are built to the side lot line, otherwise at least three (3) feet of side yard width shall be provided.
- (c) Rear Yard - For dwellings in the O district, the rear yard requirements shall be the same as the RM-1 Multifamily Residential district.

When the O zoned property abuts residentially zoned property, or the properties are separated only therefrom by an alley or easement, there shall be a rear yard of not less than fifteen (15) feet, and if the building is to be serviced from the rear, then there shall be a rear yard requirement of thirty (30) feet. Unattached buildings of accessory use shall be setback five (5) feet from the utility easement or alley line, whichever is greater.

#### SECTION 950 MINIMUM LOT AREA AND INTENSITY OF USE

- (a) The lot area requirements for dwellings shall be the same as those in the RM-1 Multifamily Residential district.
- (b) For all other uses allowed there shall be a lot area of not less than six thousand six hundred (6,600) sq. ft. and a maximum floor area ratio of 0.35.
- (c) For main and accessory buildings other than dwellings, and buildings accessory to dwellings, the lot area shall be adequate to provide the yard area required by this section.
- (d) Where a lot has less area than herein required and all boundary lines of that lot touch land under other ownership on the effective date of his ordinance, that lot may be used for any use permitted in this district as long as all setback requirements are carried out.

#### SECTION 960 MINIMUM LOT WIDTH AND FRONTAGE

There shall be a minimum lot width of sixty (60) feet at the front building line and such lot shall abut on a street for a distance of not less than forty (40) feet.

#### SECTION 970 MAXIMUM HEIGHT OF STRUCTURES

No building shall exceed a height of three (3) stories or forty (40) feet.