

ARTICLE 2

DISTRICT PROVISIONS

Section 2.1 Agriculture District Provisions

2.1.1 Description of Agriculture Districts

The agriculture district is intended to provide areas primarily for agriculture and related uses. The AG Agriculture General District is intended primarily for areas designated as agricultural on the Comprehensive Plan and which are likely to remain in agricultural use for the foreseeable future. It is a purpose of this district to protect the agricultural and other permitted uses from unplanned and premature, scattered, urban type development, pending proper timing for the providing of major streets and highways, utilities, and other public or quasi-public facilities.

2.1.2 Uses Permitted in Agricultural Districts

Uses permitted in the various agricultural districts are as set forth in Table 1.1. Where an "X" appears in the column of a district, the use set off opposite the "X" is permitted as a use of right in that district. Where a "P" appears, the use is permitted subject to the granting of a conditional use permit by the Board of Adjustment in accordance with the provisions of Article 6. Where "E" appears, the use is permitted subject to the granting of a Special Exception by the Board of Adjustment in accordance with the provisions of Article 6, Section 6.2.5.

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AG

ACCESSORY STRUCTURES AND USES

- | | |
|---|---|
| X | 002 Accessory buildings, subject to Section 3.2 |
| X | 004 Customary home occupations, subject to Section 3.6. |
| X | 010 Accessory living quarters |
| X | 046 Accessory off-street loading and parking facilities, subject to Sections 3.9 and 3.10 |
| X | 054 Accessory retail sales: farm products raised on the premises. |
| X | 063 Accessory signs, subject to Sections 3.13 and 3.14. |
| X | 066 Temporary accessory facilities of the construction industry which are incidental to the construction of a building permitted in the district, and which shall be removed when construction work is completed. |

^aNEC means "not elsewhere classified in this table".
For meaning of P and X, see paragraph preceding this table.

Table 1.1 (continued)

District	Uses Permitted in the Indicated Districts
AG	
X	009 Accessory uses, NEC.
	RESIDENTIAL USES
	11 Household units.
X	111 Detached single family dwellings.
	112 Two-family dwelling.*
	113 Multi-family dwelling.*
X	116 Individual mobile home.*
	MANUFACTURING USES (see Agricultural Processing)
	40 Transportation, Communication and Utilities-General
P	400 Transportation, communication and utilities, NEC.
X	401 Facilities of electric cooperatives or public utilities subject to the jurisdiction of the Corporation Commission of the State of Oklahoma or other similar State or Federal body.*
X	402 Transportation, communication, and utility facilities which utilize public right-of-way or easements customarily provided in subdivision plats.
	48 Utilities
P	484 Sewage Disposal.
P	485 Solid waste disposal, subject to Section 3.12.
	TRADE
	51 Wholesale Trade
	515 Farm Products (raw materials) - wholesale.
X	5156 Livestock - wholesale.
	SERVICES
	62 Personal Services
	624 Funeral and crematory services; cemeteries.
X	6242 Cemeteries.
	65 Professional Services
	651 Medical and other health services.
	6513 Hospital services.
	6516 Sanitariums, convalescent, and rest home services.

*Allowed in unincorporated area only.

Table 1.1 (continued)

District	Uses Permitted in the Indicated Districts
AG	
P*	6517 Medical clinic - out-patient services
P*	659 Other professional services, NEC.
	67 Governmental Services
X	672 Protective functions and their related activities.
P	674 Correctional institutions.
X	675 Military bases and reservations.
	68 Educational Services
X	681 Schools: nursery, primary and secondary.
P	682 University, college, junior college, and professional school education.
	69 Miscellaneous Services
	691 Religious activities.
X	6911 Churches, synagogues, and temples.
	6912 Same subject to Section 3.9.
	6912 Parish houses and rectories.
P	692 Welfare and charitable services.
P	699 Other miscellaneous services.
P	6994 Civic and fraternal organizations.
	CULTURAL, ENTERTAINMENT, AND RECREATIONAL
X	71 Cultural Activities and Nature Exhibitions
	72 Public Assembly
	721 Entertainment assembly.
X	7211 Amphitheaters.
X	7214 Legitimate theaters.
X	723 Public assembly, miscellaneous purposes.
	73 Amusements
	731 Fairgrounds and amusement parks.
P	7311 Fairgrounds.
	739 Other amusements, NEC.
X	7392 Miniature golf.
X	7393 Golf driving ranges.
	74 Recreational Activities.
	741 Sports activities.
X	7412 Golf courses.
X	7413 Tennis courts.
X	7416 Riding stables.

* Allowed in unincorporated area only

Table 1.1 (continued)

District	Uses Permitted in the Indicated Districts
AG	
X	742 Playgrounds and athletic areas.
X	743 Swimming areas.
X	7431 Swimming beaches.
X	744 Marinas.
X	749 Other recreation, NEC.
X	7491 Camping and picnicking areas
X	75 Resorts and Group Camps.
X	76 Parks.
	RESOURCE PRODUCTION AND EXTRACTION
X	81 Agriculture, subject to Section 3.4
X	810 The erection or use of the usual farm buildings for agricultural purposes.*
X	811 The planting of agricultural crops.
X	815 Farms: dairy.
	816 Farms and ranches: livestock other than dairy.
	8161 Farms and ranches: cattle.
	8161.1 Feed lots.
X	8161.9 Farms and ranches: cattle, NEC.
X	8162 Farms and ranches: hogs.
X	8169 Farms and ranches: other livestock, NEC,
X	819 Other agriculture and related activities, NEC, subject to Section 3.4.
X	82 Agricultural Related Activities, other than cotton ginning. ^b
X	83 Forestry Activities and Related Services.
X	84 Fishing Activities and Related Services.
X	85 Mining Activities and Related Services.
X	853 Extraction of oil or natural gas.
X	855 Mining services.

^bCotton ginning is included in Transportation, Communication and Utilities.

2.1.3 Bulk and Area Regulations for Residential Uses in Agricultural District

Every residential use in the Agricultural District shall be subject to the regulations set forth in Tables 1.2 and 1.3 and to the modifications thereof set forth in Article 4.

Table 1.2 Lot Area, Width and Height Requirements for Residential Uses in the Agricultural District

Dis- trict	lot area min. (acres)	lot area per dwg. unit, min. (acres)		width min. (feet)	Height Limits	
		mobile homes	other dwgs.		height, maximum (feet), if no addi- tional setback is provided	additional height (feet) permitted for each additional foot of side and rear setback ^a
AG	10.0	10.0	10.0	300	35	0.4

^aSubject to Section 4.4.

From any parcel of ten acres or more in an AG District, there may be split in any calendar year not more than one residential lot having an area less than that required by Table 1.2, provided that such lot has an area less than ten acres and not less than one acre. No parcels may be combined for the purpose of meeting the requirement that the parcel from which the lot is to be split shall have an area of ten acres or more.

In determining the area of a residential lot in an Agricultural District, the adjacent halves of abutting streets and alleys may be included, up to a distance of 100 feet from the lot line; the same rule may be applied to the width of such lot, provided that the new width thereof, exclusive of streets and alleys, shall not be less than 65 feet.

Table 1.3 Yard Requirements for Residential Uses in the Agricultural District

District	Yards, Minimum (feet)					
	Side Yards					
	Front Yard	Interior Lots		Corner Lots		Rear Yard
	One Yard	Other Yard	Interior Yard	Exterior Yard		
AG	40	10	15	10	35	35

Section III. Deleting 85 Mining Activities and Related Services and 855 Mining Services from Table 1.1, Section 2.1.2, Uses Permitted in the Agricultural Districts. Provided that any mining use as defined under Section 2.7 of this code permitted by the Oklahoma Department of Mines and in existence as to any contiguous tracts in any agricultural district, as of the date of this amendment, shall not be controlled or limited in operation or scope by the provisions of Article 5 of this code, Nonconforming Structures and Uses.

Amended: 12-7-87

2.1.4 Bulk and Area Regulations for Nonresidential Uses in the Agricultural District

All nonresidential uses in the agricultural district shall be subject to the following requirements.

Front yards and exterior side yards, minimum	35 feet
Rear yards and interior side yards, minimum	25 feet
Coverage of net lot area (exclusive of area in abutting streets), maximum:	
Interior lots	25 percent
Corner lots	30 percent

Height limits: as provided in Section 2.1.3 for residential uses. Except as may be provided in Section 3.8 for certain nonresidential uses in residential districts, in other sections of Article 3 for certain specified uses, and in Section 4.6.2 for certain utility facilities.

Section 2.2 Residential District Provisions

2.2.1 Description of Residential Districts

The regulations for Residential Districts are designed (1) to protect the residential character of areas so designated by excluding therefrom principal commercial and industrial activities, (2) to encourage a suitable environment for family life by permitting appropriate neighborhood facilities, such as churches, schools, and playgrounds, (3) to permit certain institutions and utility facilities considered necessary in or compatible with residential neighborhoods, (4) to preserve openness of the living areas and to avoid overcrowding by requiring certain minimum yards, open spaces, and site areas, and maximum bulk of structures, (5) to provide for access of light and air to windows and for privacy, so far as possible, by controls over the spacing and height of buildings and other structures, (6) to make available areas suitable for a variety of dwelling types and densities to permit a wide range of individual choice, (7) to assure the provision of adequate off-street parking space to provide for the parking needs of the permitted uses, (8) to protect residential areas against hazardous, offensive, or objectionable influences, and (9) to protect residential areas against heavy traffic and against through traffic of all kinds. The RS Residential District is intended for detached single family dwellings. The RST Residential District is intended primarily for detached single family dwellings, but individual mobile homes are allowed, one per lot, if they meet the requirements of Section 3.8.7. The RM District is intended for multi-family dwellings. The RT Residential District is intended for mobile home parks. The RM-T District is designed for attached single family townhouse dwellings, on separate lots, from separate ownership.

2.2.2 Uses Permitted in Residential Districts

Uses permitted in the various residential districts are as set forth in Table 2.1. Where an "X" appears in the column of a district, the use set off opposite

the "X" is permitted as a use of right in that district. Where a "P" appears, the use is permitted subject to the granting of a conditional use permit by the Board of Adjustment, in accordance with the provisions of Article 6.

Table 2.1 Uses Permitted in Residential Districts^a

RS	Districts		Uses Permitted in Residential Districts
	RM	RT	
			ACCESSORY STRUCTURES AND USES
X	X	X	002 Accessory buildings, subject to Section 3.2.
X	X	X	004 Customary home occupations, subject to Section 3.6.
X	X	X	010 Accessory living quarters.
X	X	X	046 Accessory off-street loading and parking facilities subject to Sections 3.9 and 3.10.
	X	X	059 Accessory retail sales: convenience goods and services, subject to Section 3.3.
	X		062 Accessory barber or beauty shop (other than as a home occupation), subject to Section 3.3.
X	X	X	063 Accessory signs, subject to Section 3.13 and 3.14.
X	X	X	066 Temporary accessory facilities of the construction industry which are incidental to the construction of a building permitted in the district, and which shall be removed when construction work is completed.
			RESIDENTIAL USES
			11 Household Units.
X			111 Detached single family dwellings.
	X		112 Two-family dwellings.
	X		113 Multi-family dwellings.
	X		114 Townhouse developments.
	X		115 Dwelling groups.
		X	116 Individual mobile homes.
			12 Group Quarters.
	X		121 Rooming and boarding houses.
	X		122 Membership lodgings.
P	X		123 Residence halls or dormitories.
	X		124 Retirement homes and orphanages.
	X		125 Religious quarters other than rectories.
X	X	X	126 Rectories.
	X		13 Residential Hotels.
		X	14 Mobile Home Parks, subject to Section 3.3 and 3.7.

^aNEC means "not elsewhere classified in this table."
For meaning of P and X, see paragraph preceding this table.

*Unincorporated area only.

Table 2.1 (continued)

RS	Districts		Uses Permitted in Residential Districts
	RM	RT	
TRANSPORTATION, COMMUNICATION, AND UTILITIES			
P	P	P	40 Transportation, Communication and Utilities - General.
X	X	X	400 Transportation, communication and utilities, NEC.
			401 Facilities of electric cooperatives or public utilities subject to the jurisdiction of the Corporation Commission of the State of Oklahoma or other similar State or Federal body.
X	X	X	402 Transportation, communication, and utility facilities which utilize public rights-of-way or easements customarily provided in subdivisions plats.
			48 Utilities.
P	P	P	484 Sewage Disposal.
P	P	P	485 Solid waste disposal.
SERVICES			
			62 Personal Services.
			623 Beauty and barber services.
P	X	X	6231 Home beauty shops, subject to Section 3.6.
	X		6232 Accessory barber and beauty shop, subject to Section 3.3.
			65 Professional Services.
			651 Medical and other health services.
	X		6510 Office to be used by not more than two physicians or dentists provided that not more than one bed is provided to keep patients over night.
P	P	P	6513 Hospital services.
P	P	P	6516 Sanitariums, convalescent, and rest home services.
P	P	P	6517 Medical Clinic - out-patient services.
			67 Governmental Services.
P	P	P	672 Protective functions and their related services.
			68 Educational Services.
P	P	P	681 Schools: nursery, primary and secondary.
P	P	P	682 University, college, junior college, and professional school education.
			69 Miscellaneous Services.
P	X	X	691 Religious activities.
			6911 Churches, synagogues, and temples subject to Section 3.8.
X	X	X	6912 Parish houses and rectories.
P	P	P	692 Welfare and charitable services.
			699 Other miscellaneous services.
P	P	P	6994 Civic.

Table 2.1 (continued)

RS	District		Uses Permitted in Residential Districts
	RM	RT	
			CULTURAL, ENTERTAINMENT, AND RECREATIONAL USES
P	P	P	71 Cultural Facilities and Nature Exhibitions.
			72 Public Assembly.
			721 Entertainment assembly.
P	P	P	7211 Amphitheaters.
P	P	P	7214 Legitimate theaters.
			74 Recreational Activities
			741 Sports activities.
P	P	P	7412 Golf courses.
P	P	P	7413 Tennis courts.
P	P	P	742 Playgrounds, playfields, and similar facilities.
P	P	P	743 Swimming areas.
P	P	P	744 Marinas.
			749 Other Recreation, NEC.
P	P	P	7491 Camping and picnic areas.
P	P	P	76 Parks.
			RESOURCE PRODUCTION AND EXTRACTION
			81 Agriculture.
X	X	X	810 The erection or use of the usual farm building for agricultural purposes.
X	X	X	811 The planting of agricultural crops.
			819 Other agricultural and related activities, NEC, subject to Section 3.4.
X	X	X	8192 Horticultural specialists.
			85 Mining Activities and Related Services.
X	X	X	853 Extraction of oil or natural gas.*

2.2.3 Bulk and Area Regulations in Residential Districts

Every residential use in a Residential District shall be subject to the requirements set forth in Tables 2.2 and 2.3, and to the modifications thereof set forth in Article 4.

*Allowed in unincorporated area only.

Table 2.2 Lot Width and Area Requirements in Residential Districts

District	Lot Width Minimum (feet)				Lot Area, Minimum (square feet)				
	Townhouse Indivi. Lot	All Other Dwellings			Town House Devel- op- ments	Indi- vidual Lots	All Other Dwellings		
		One Fam- ily	Two Fam- ily	3 Or more Fam.			One Fam- ily	Two Fam- ily	3 Or more Fam.
RS60	-	165	-	-	-	-	60,000	-	-
RS22.5	-	120	-	-	-	-	22,500	-	-
RS10	-	80	-	-	-	-	10,000	-	-
RS6	-	60	-	-	-	-	6,000	-	-
RST40 ^{a*}	-	150	-	-	-	-	40,000	-	-
RST22.5 ^{a*}	-	120	-	-	-	-	22,500	-	-
RM6	24	60	75	100	36,000	1,900	6,000	7,500	10,000
RM4	24	60	75	100	24,000	1,900	6,000	7,500	10,000
RM1.5	20	60	75	100	16,000	1,600	6,000	7,500	10,000
RT ^b	24	60	75	100	24,000	1,900	6,000	7,500	10,000

^aA minimum of ten (10) acres is required for RST District designation.

^bMobile home parks are subject to bulk and area requirements set forth in Section 3.7.

*Unincorporated area only.

In addition to the above requirements, residential lot sizes must conform to the requirements of both the Oklahoma State Health Department and the Wagoner County Health Department.

Amended - 5-83

Table 2.3 Lot Area Per Dwelling Unit and Height Requirements in Residential Districts

Dis- tricts	town house developments		all other dwellings			height, maximum (feet) if no addi- tional setback is provided	additional height (feet) permitted for each additional foot or side and rear setback
	two or more bed- rooms	one or fewer bed- rooms	two or more bed- rooms	one bed- rooms	no bed- rooms		
RS60	-	-	60,000	60,000	60,000	20	0.4
RS25	-	-	25,000	25,000	25,000	20	0.6
RS10	-	-	10,000	10,000	10,000	20	0.8
RS6	-	-	6,000	6,000	6,000	20	1.0
RST40*	-	-	40,000	40,000	40,000	20	0.5
RST25	-	-	25,000	25,000	25,000	20	0.6
22.5	-	-	22,500	22,500	22,500	20	0.6
RM6	6,000	5,200	6,000	5,200	4,500	20	1.0
RM4	4,000	3,500	4,000	3,500	3,000	30	1.3
RM1.5	2,000	2,000	1,500	1,300	1,100	30	2.0
RT	4,000	3,500	4,000	3,500	3,000	30	1.3

*Unincorporated area only

Table 2.3 continued: RM-T requirements, a minimum of three (3) Townhouse Lots.

Devel- opment width (min)	Lot Width	Lot Area	Land Area Per D.U.	Struc- ture Height	Liva- bility Space per D.U.	Front Yard			
						Arter- ial	Non- Arter- ial	Rear Yard	Side Yard
70'	20'	1600'	3600'	26'	1400'	35'	10'	20'	5'

Table 2.4 Yard and Coverage Requirements in Residential Districts

Dis- trict	front yard	interior lots				Yards (feet), minimum, measured from lot lines			lot coverage (percent), maximum	
		side yard	yards other yard	in- terior side yard	corner lots if back-to- back with another corner lot	side yard if not back-to- back with another corner lot	rear yard	in- ter- ior lot	cor- ner lot	
RS60	40	16	8	8	30	35	35	15	20	
RS25 ^{22.5}	35	14	7	7	25	30	30	20	25	
RS10	30	12	6	6	20	25	25	25	30	
RS6	25	10	5	5	15	20	20	25	30	
RST40*	40	16	8	8	30	35	35	15	20	
RST25 ^{22.5} *	35	14	7	7	25	30	30	20	25	
RM6	25	10	5	5	15	20	20	25	30	
RM4	25	10	5	5	15	20	20	30	35	
RM1.5	10	10	5	5	10	10	20	30	35	
RT	25	10	5	5	15	20	20	30	35	

*Unincorporated Area Only

In the case of multi-family dwellings in RM Districts, the area in abutting streets out to the center line for a distance not to exceed 65 feet and in abutting public open spaces to the center thereof for a distance not exceeding 65 feet may be counted as part of the area of the lot in determining lot area per dwelling unit.

2.2.4 Bulk and Area Regulations for Nonresidential Uses in Residential Districts

All nonresidential uses in Residential Districts shall be subject to the provisions applying to one-family dwellings set forth in Subsection 2.2.3, except as may be provided in Section 3.8 for certain nonresidential uses in residential districts in other sections of Article 3 for certain specified uses, and in Section 4.6.2 for certain utility facilities.

Section 2.3 Parking District Provisions

2.3.1 Description of the Parking District

The P District is designed to facilitate the providing of accessory off-street parking facilities in locations where more intensive commercial or industrial development is not appropriate.

2.3.2 Uses Permitted in the Parking District

Uses permitted in the P District shall be as follows: (a) All uses permitted in the least restrictive contiguous residential district, as regulated therein, and (b) off-street parking lots which are accessory to principal uses on other lots, which other lots may be in office, commercial, industrial, or mining districts, subject to Section 3.10.

2.3.3 Bulk and Area Regulations in Parking Districts

Permitted uses in the P Districts shall be subject to bulk and area regulations as follows:

Residential Uses: the same regulations as are provided for residential uses in the least restrictive contiguous residential district.

Off-Street Parking Uses: as provided in Section 3.10.

Other Uses: the same regulations as are provided for nonresidential uses in the least restrictive contiguous residential district.

Section 2.4 Office District Provisions

2.4.1 Description of the Office District

The Office District is designed primarily to facilitate the locating of professional and business offices and uses compatible therewith in close proximity to residential areas, especially in the vicinity of hospitals, and to protect and maintain existing development of this type.

2.4.2 Uses Permitted in the Office District

Uses permitted in the Office District shall be as follows:

Medical and Dental Offices

Medical Clinics

Architect, Engineer, Landscape Architect and Interior Design Offices

Real Estate Office

Law Office

Accountant and Bookkeeping Office

Medical and Dental Laboratories

Advertising Agency

Data Processing Service

Financial Institution, Other than Pawn Shop

Photography Studio

Prescription Pharmacy

Any other professional or business service which does not produce more noise, odor, dust, vibration, or traffic than those above, by conditional use permit.

2.4.3 Bulk and Area Regulations in the Office District

Permitted uses in Office Districts shall be subject to bulk and area regulations the same as are provided for nonresidential uses in the least restrictive contiguous residential district.

2.4.4 Screening

All sides of a lot zoned for office shall be screened as provided in Section 4.1.3 of these regulations.

Section 2.5 Commercial District Provisions

2.5.1 Description of the Commercial Districts

The purposes of the Commercial Districts shall be as follows:

C1 Local Shopping District: The C1 District is designed to provide for local shopping and includes a wide range of convenience stores and personal service establishments which cater to frequently recurring needs. The district regulations are designed to promote convenient shopping and the stability of retail development by encouraging continuous retail frontage and by excluding local service establishments which tend to break such continuity and to limit uses or characteristics of operation which encourage traffic from outside the immediate neighborhood.

C2 Community Shopping District: The C2 District is designed to accommodate regional and community shopping centers to provide for a wide range of essential local commercial services.

C3 Central Commercial District: The C3 District is designed primarily to provide (1) concentrated central cores of retailing and personal services of all kinds, satisfying the personal and household needs of the residents of the entire metropolitan area and outlying trade areas; and (2) areas accommodating central administrative, business, financial, general, and professional offices and related services, satisfying the needs of the residents, businesses, industries, and other enterprises of the metropolitan area and the trade area. The district regulations are designed to promote convenient shopping and the stability of retail development by encouraging continuous retail frontage.

C4 Central Service District: The C4 District is designed primarily to provide for certain high intensity commercial and light industrial activities which need a central location, but which either do not require a location in the core of a central business district, or are not compatible with the principal uses of the core.

C5 Highway Commercial District: The C5 District is designed primarily to encourage the developing of recognizable, attractive groupings of facilities to serve trucks and truckers, as well as persons traveling by automobile, and to provide certain amusement facilities serving the metropolitan area. It is ordinarily located along U.S. numbered highways, particularly along interstate highways.

2.5.2 Uses Permitted in Commercial Districts

Uses permitted in the various commercial districts are as set forth in Table 5.1. Where an "X" appears in the column of a district, the use set off opposite the "X" is permitted as a use of right in that district. Where a "P" appears the use is permitted subject to the granting of a conditional use permit by the Board of Adjustments, in accordance with the provisions of Article 6.

Table 5.1 Uses Permitted in Commercial Districts^a

District					Uses Permitted in the Indicated Districts
C1	C2	C3	C4	C5	
					ACCESSORY STRUCTURES AND USES
X	X	X	X	X	002 Accessory buildings.
X	X	X	X	X	010 Accessory living quarters.
X	X	X	X	X	046 Accessory off-street loading and parking facilities subject to Sections 3.9 and 3.10.
X	X	X	X	X	063 Accessory signs, subject to Section 3.13 and 3.14.
X	X	X	X	X	066 Temporary accessory facilities of the construction industry which are incidental to the construction of a building permitted in the district, and which shall be removed when construction work is completed.
X	X	X	X	X	099 Accessory uses for commercial establishment, NEC.
					RESIDENTIAL USES
					12 Group Quarters
	X	X	X	X	122 Membership Lodgings

^aNEC means "not elsewhere classified in this table".

For meaning of P and X, see paragraph preceding this table.

Table 5.1 (continued)

Districts					Uses Permitted in the Indicated Districts
C1	C2	C3	C4	C5	
		X	X	X	15 Transient Lodgings
				X	151 Hotels, tourist courts, and motels.
				X	152 Travel trailer parks.
MANUFACTURING USES					
					21 Food and Kindred Products: Manufacturing.
					215 Bakery products - manufacturing.
X	X	X			2151 Bakery products - manufacturing, limited to 2,000 square feet of floor area.
					217 Confectionary and related products - manufacturing.
		X	X		2171 Candy and other confectionery products - manufacturing, limited to 2,000 square feet of floor area.
		X	X		2185 Bottling and canning soft drinks and carbonated waters.
		X			27 Printing, Publishing, and Allied Industries.
X					2701 Printing, publishing, and allied industries, limited to 7,000 square feet of floor area.
					39 Miscellaneous Manufacturing.
				X	391 Jewelry, silverware, and plated ware - manufacturing.
				X	3911 Jewelry and precious metals - manufacturing, limited to 7,000 square feet of floor area.
		X	X		3193 Lapidary work.
X	X				3913.1 Lapidary work, limited to 7,000 square feet of floor area.
		X			397 Motion picture production.
					399 Other miscellaneous manufacturing.
		X			3997 Signs and advertising displays - manufacturing limited to 7,000 square feet of floor area.
TRANSPORTATION, COMMUNICATIONS, AND UTILITIES					
					40 Transportation, Communication, and Utilities: General.
P	P	P	P	P	400 Transportation, communication and utility facilities, NEC.
X	X	X	X	X	401 Facilities of electric cooperatives or public utilities subject to the jurisdiction of the Corporation Commission of the State of Oklahoma or other similar State or Federal body.
X	X	X	X	X	402 Other transportation, communication, and utility facilities which utilize public rights-of-way or easements customarily provided in subdivision plats.

Table 5.1 (continued)

Districts					Uses Permitted in the Indicated Districts
C1	C2	C3	C4	C5	
X	X	X	X	X	46 Automobile Parking, as a principal or accessory use.
					47 Communication.
					473 Radio communication.
		X	X	X	4731 Radio broadcasting studio (only).
					474 Television communication.
		X	X	X	4741 Television broadcasting studio (only).
					48 Utilities.
P	P	P	P	P	484 Sewage disposal.
P	P	P	P	P	485 Solid waste disposal, subject to Section 3.12.
					49 Other Transportation, Communications, and Utilities.
					492 Transportation services and arrangements.
			X		4921 Freight forwarding services.
			X		4922 Packing and crating services.
	X	X	X	X	4923 Travel arranging services.
	X	X	X	X	4924 Transportation ticket services.
			X		4929 Other transportation services and arrangements, NEC.
TRADE					
					51 Wholesale Trade.
	X		X		510 Wholesale trade without stocks.
			X		511 Motor vehicles and automotive equipment - wholesale.
			X		512 Drugs, chemicals, and allied products - wholesale.
			X		513 Dry goods and apparel - wholesale.
			X		514 Groceries and related products - wholesale.
			X		516 Electrical goods - wholesale.
			X		517 Hardware, plumbing, heating equipment and supplies - wholesale.
			X		518 Machinery, equipment, and supplies - wholesale.
			X		5183 Professional equipment and supplies - wholesale.
			X		5184 Equipment and supplies for services establishments - wholesale.
					519 Other wholesale trade, NEC.
		X			5194 Tobacco and tobacco products - wholesale.
		X			5195 Beer, wine, and distilled alcoholic beverages - wholesale.
		X			5196 Paper and paper products - wholesale.
		X			5197 Furniture and home furnishings - wholesale.
					52 Retail Trade: Building Materials, Hardware and Farm Equipment
		X			521 Lumber and other building materials - retail
		X			522 Heating and plumbing equipment - retail

Table 5.1 (continued)

C1	District					Uses Permitted in the Indicated Districts
	C2	C3	C4	C5		
X	X	X	X			523 Paint, glass, and wallpaper - retail.
X	X	X	X			524 Electrical supplies - retail.
						525 Hardware and farm equipment - retail.
X	X	X	X			5251 Hardware - retail
			X			5252 Farm Equipment - retail.
						53 Retail Trade: General Merchandise.
	X	X	X			531 Department stores.
		X	X			532 Mail order houses.
X	X	X	X			533 Limited price variety stores.
X	X	X	X	X		534 Merchandise vending machine operators.
		X	X			535 Direct selling organizations - retail.
			X			539 Other retail trade - general merchandise, NEC.
X	X	X	X	X		54 Retail Trade: Food
						55 Retail Trade: Automotive, Marine Craft, Aircraft, Related Products.
			X			551 Motor vehicles.
	X	X	X	X		552 Tires, batteries, and accessories.
			X	X		553 Gasoline service stations.
	P					555 Self-service gasoline pumps.
						559 Other Retail Trade - Automotive, Marine Craft, Aircraft, and Accessories - retail.
			X	X		5591 Marine craft and accessories - retail.
			X	X		5592 Aircraft and accessories - retail.
			X	X		5593 Mobile homes, travel trailers, and similar vehicles.
	X	X	X			56 Retail Trade: Apparel Accessories.
	X	X	X			57 Retail Trade: Furniture, Home Furnishings, and Household Equipment, NEC.
						58 Retail Trade: Eating and Drinking.
						581 Eating places
	X	X	X	X		5811 Eating places other than drive-in.
			X	X		5812 Eating places, drive-in.
	P	X	X	X		582 Taverns - Subject to Section 3.16.
						59 Other Retail Trade, NEC.
X	X	X	X	X		591 Drug and proprietary - retail.
X	X	X	X	X		592 Liquor - retail.
		X	X			593 Antiques and secondhand merchandise - retail.
						594 Book and stationery - retail.
X	X	X	X	X		5941 Books - retail.
	X	X	X			5942 Stationery - retail.

Table 5.1 (continued)

District					Uses Permitted in the Indicated Districts
C1	C2	C3	C4	C5	
	X	X	X		595 Sporting goods and bicycles - retail.
					596 Farm and garden supplies - retail.
			X		5961 Hay, grains, and feed - retail.
	X	X	X		5962 Other farm and garden supplies - retail.
	X	X	X		597 Jewelry - retail.
					598 Fuel and ice - retail.
X	X	X	X	X	5981 Ice - retail.
			X		5983 Bottled gas - retail.
					599 Other retail trade.
X	X	X	X		5991 Florists - retail.
X	X	X	X	X	5992 Cigars and cigarettes - retail.
X	X	X	X	X	5993 Newspapers and magazines - retail.
		X	X	X	5994 Cameras and photographic supplies - retail.
X	X	X	X	X	5995 Gifts, novelties, and souvenirs - retail.
	X	X	X		5996 Optical goods - retail.
			X		5999 Other retail trade, NEC.
SERVICES					
		X	X		60 Office of any kind.
	X	X	X		61 Finance, Insurance, and Real Estate Services.
					62 Personal Services.
					621 Laundering, dry cleaning, and dyeing services.
X	X	X	X	X	6214 Laundering and dry cleaning: pick up or self-service.
					622 Photographic services, including commercial.
	X	X	X		6221 Photographic (portrait) studios.
		X	X		6222 Industrial photography.
X	X	X	X	X	6223 Film pickup.
X	X	X	X	X	623 Beauty and barber shops.
					624 Funeral and crematory services; cemetaries.
			X		6241 Funeral and crematory services.
X	X	X	X		625 Apparel repair and alteration, shoe repair services.
					63 Business Services.
					631 Advertising services.
	X	X	X		6311 Advertising services, general.
			X	X	6312 Outdoor advertising signs, subject to Sections 3.13 and 3.14.
		X	X		632 Credit reporting services; adjustment and collection services.
	X	X	X		633 Duplicating, mailing, stenographic, blueprinting, and photocopying services.
			X		634 Dwelling and other building services.
			X	X	635 News syndicate services.
			X	X	636 Employment services.

Table 5.1 (continued)

District					Uses Permitted in the Indicated Districts
C1	C2	C3	C4	C5	
					637 Warehousing and storage services.
			X		6373 Refrigerated warehousing (except food lockers).
			X		6374 Food lockers (with or without food preparation facilities).
			X		6375 Household goods warehousing and storage.
			X		6376 General warehousing and storage
					639 Other business services.
		X	X		6392 Business consulting services.
		X	X		6393 Detective and protective services.
		X	X		6394 Equipment rental and leasing service.
		X	X		6395 Photo finishing services.
		X	X		6396 Trading stamp services.
					6397 Automobile and truck rental services.
		X	X	X	6397.1 Automobile rental services.
			X	X*	6397.2 Truck rental services.
		X	X		6398 Motion picture distribution.
					64 Repair Services.
					641 Automobile repair and services.
			X	X*	6411 Automobile repair services
			X	X	6412 Automobile wash services.
					649 Other repair services.
		X	X		6491 Electrical repair services, except radio and television.
	X	X	X		6492 Radio and television repair services.
	X	X	X		6493 Watch, clock, and jewelry repair services.
		X	X		6494 Reupholstery and furniture repair services.
			X		6496 Locksmith and gunsmith shops.
					65 Professional Services.
X	X	X	X		651 Medical and other health services.
	X	X	X		652 Legal services.
	X	X	X		659 Other professional services, NEC.
					66 Contract Construction Services.
					662 Special construction trade services.
			X		6621 Plumbing, heating, and air conditioning services.
	X	X	X		6622 Painting, paperhanging, and decorating services.
		X	X		6623 Electrical services.
			X		6624 Masonry, stonework, tile setting, and plastering services.
			X		6625 Carpentering and wood flooring.
					67 Governmental Services.
		X	X		671 Executive, legislative, and judicial functions.
P	P	X	X	X	672 Protective functions and their related activities.
X	X	X	X	X	673 Postal services.

*Only in unincorporated area.

Table 5.1 (continued)

C1	District				Uses Permitted in the Indicated Districts
	C2	C3	C4	C5	
					68 Educational Services.
P	P	P	X		681 Schools: nursery, primary, and secondary.
P	P	P	X		682 Schools: university, college, junior college, and professional school education.
					683 Special training and schooling.
		X	X		6831 Vocational and trade schools.
		X	X		6832 Business and stenographic schools.
		X	X		6833 Barber and beauty schools.
	X	X	X		6834 Art and Music schools.
	X	X	X		6835 Dancing schools.
		X	X		6836 Driving schools.
		X	X		6837 Correspondence schools.
					69 Miscellaneous Services.
X	X	X	X	X	691 Religious activities.
P	P	X	X		693 Welfare and charitable services.
					699 Other miscellaneous services.
		X	X	X	6990 Membership associations, NEC.
		X	X	X	6994 Civic, social and fraternal organizations. Private club, excepting those whose chief activity is a service customarily carried on as a business.
					CULTURAL, ENTERTAINMENT, AND RECREATIONAL
P	P	X	X	X	71 Cultural Activities and Nature Exhibitions.
					72 Public Assembly.
					721 Entertainment assembly.
P	X	X	X	X	7211 Amphitheaters.
	X	X	X	X	7212 Motion picture theaters.
				X	7213 Drive-in movies.
P	X	X	X	X	7214 Legitimate theaters.
		P	P	P	7219 Other entertainment assembly, NEC.
					722 Sports assembly.
			P	P	7221 Stadiums.
			P	P	7222 Arenas and field houses.
	P	X	X	X	723 Public assembly, miscellaneous.
					73 Amusements.
					731 Fairgrounds and amusement parks.
			P	P	7311 Fairgrounds.
					739 Other amusements.
		X	X	X	7391 Penny arcades.
	X		X	X	7392 Miniature golf.
			X	X	7393 Golf driving ranges.
P	P	X	X	X	7394 Billiards, pool, and similar games.

Table 5.1 (continued)

District					Uses Permitted in the Indicated Districts
C1	C2	C3	C4	C5	
					74 Recreational Activities.
					741 Sports activities.
P	X		X	X	7412 Golf courses.
P	X	X	X	X	7413 Tennis courts.
P	X	X	X	X	7414 Skating.
P	X	X	X	X	7417 Bowling.
P	P	X	X	X	742 Playgrounds and athletic areas.
P	P	X	X	X	743 Swimming areas.
P	P	X	X	X	744 Marinas.
					749 Other recreation, NEC.
P	P	X	X	X	7491 Camping and picnic areas.
P	P	X	X	X	76 Parks.
RESOURCE PRODUCTION AND EXTRACTION					
					81 Agriculture.
X	X	X	X	X	810 The erection of use of the usual farm buildings for agricultural purposes.*
X	X	X	X	X	811 The planting of agricultural crops.
					819 Other agricultural and related activities, NEC. Subject to Section 3.4.
X	X	X	X	X	8192 Horticultural specialties.
					82 Agricultural Related Activities.
					822 Animal husbandry services.
		X	X		8221 Veterinarian services (no outside runs or boarding of animals allowed).
			X		8222 Animal hospitals.
			X		8222.1 Animal hospitals for household pets, subject to Section 3.4
			X		829 Other agricultural related activities, NEC.
			X		8291 Horticultural services (including landscape contractors).
			X		8292 Kennel.
					85 Mining Activities and Related Services.
X	X	X	X	X	852 Extraction of oil or natural gas.*

*Only in unincorporated area.

2.5.3 Bulk and Area Regulations in Commercial Districts

Every permitted use in a Commercial District shall be subject to the requirements set forth in Table 5.2 and to the modifications thereof set forth in Article 4.

Table 5-2 Bulk and Area Requirements in Commercial Districts

Dis- trict	Yards (feet), min.				
	Front Yard	Exterior Side Yard	Rear Yard & Interior Side Yard		Floor Area Ratio max.
			Abutting Pro- perty in an AG, RS, RM, RT, or O District	Not Abutting Property in an AG, RS, RM, RT, or O Dist.	
C1	25	20	10	-	0.3
C2	25	20	10	-	0.4
C3	-	-	10	-	10.0
C4	-	-	10	-	6.0
C5	75	20	10	-	0.5

Where a lot in a Commercial District abuts property in an AG, RS, RM, RT, or O District, no structure on such lot adjacent to such other district shall exceed the height of 20 feet, unless the portions exceeding such height are set back in the same manner as is provided herein for structures in such other district.

2.5.4 Screening

Whenever a commercial developed lot is adjacent or abutting an AG, RS, RM, P, or O District, the lot will be screened as provided in Section 4.1.3 of these Regulations.

Section 2.6 Industrial District Provisions

2.6.1 Description of the Industrial Districts

General Purposes: The purposes of the industrial districts shall be, in general:

To meet the needs of the metropolitan area's industrial economy by making available a wide range of suitable sites for all types of manufacturing and related services.

To reserve such sites for industrial use by protecting them from encroachment by non-industrial uses.

To use the less intensive industrial districts as buffers between residential districts and the more intensive industrial districts.

To protect industrial development from congestion by limiting the bulk of buildings in relations to their sites, by requiring appropriate yards, and by requiring that adequate off-street parking and loading facilities be provided.

Specific Purposes: In addition to the general purposes set forth above, the specific purposes of the several industrial districts shall be as set forth below.

Purposes of the I1 District. The I1 District is designed primarily to provide an environment conducive to the development and protection of modern administrative facilities, research institutions, specialized manufacturing plants, and similar enterprises, which uses are ordinarily free of objectionable influence on most other uses.

Purposes of the I2 District. The I2 District is designed primarily to provide areas suitable for uses similar to those in the I1 District, but at a greater intensity of use. This district is also designed to permit the industrial utilization of land which has been platted into lots too small to meet the requirements of the I1 District.

Purposes of the I3 District. The I3 District is designed primarily to group together a wide range of industrial uses which sometimes produce moderately objectionable influences on residential, commercial, and light industrial uses.

Purposes of the I4 District. The I4 District is designed primarily for those industrial uses which tend to produce hazards or substantially objectionable influences on other classes of uses.

2.6.2 Uses Permitted in Industrial Districts

Uses permitted in the various industrial districts are as set forth in Table 6.1. Where an "X" appears in the column of a district, the use set off opposite the "X" is permitted as a use of right in that district. Where a "P" appears, the use is permitted subject to the granting of a conditional use permit by the Board of Adjustment, in accordance with the provisions of Article 6.

Table 6.1 Uses Permitted in Industrial Districts^a

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
			ACCESSORY STRUCTURES AND USES
X	X	X	002 Accessory buildings.
X	X	X	010 Accessory living quarters.
X	X	X	046 Accessory off-street loading and parking facilities, subject to Sections 3.9 and 3.10.
	X	X	054 Accessory retail sales: farm products raised on the premises.
X	X	X	063 Accessory signs, subject to Section 3.13 and 3.14.
X	X	X	066 Temporary accessory facilities of the construction industry which are incidental to the construction of a building permitted in the district, and which shall be removed when construction work is completed.
	X	X	069 Temporary accessory office or limited shop* facilities, portable or mobile, permissive for a period of 120 days, subject to Section 3.10.
	P	P	070 Temporary accessory office or limited shop* facilities, portable or mobile, for periods in excess of 120 days, subject to Section 3.10.
X	X	X	099 Accessory uses for industrial establishment, NEC.
			MANUFACTURING USES^b
	X	X	21 Food and Kindred Products - Manufacturing.
X	X	X	211 Meat products - manufacturing.
	X	X	212 Dairy products - manufacturing.
X	X	X	213 Canning and preserving of fruits and vegetables.
	X	X	2130 Canning and preserving of fruits and vegetables, NEC.
	X	X	2135 Pickling fruits and vegetables; salad dressings - manufacturing.
X	X	X	214 Grain mill products - manufacturing.
	X	X	215 Bakery products - manufacturing.
	X	X	216 Sugar - manufacturing products - manufacturing.
	X	X	217 Confectionery and related products - manufacturing.
	X	X	218 Beverage - manufacturing.
X			2185 Bottling and canning soft drinks and carbonated waters.
X			2186 Flavor extracts and flavoring syrups - manufacturing NEC.

^a NEC means "not elsewhere classified in this table".
For meaning of P and X, see paragraph preceding this table.

^b See also Agricultural Processing

*Only in unincorporated area.

Table 6.1 Uses Permitted in Industrial Districts

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
			219 Other food preparations and kindred products - manufacturing
	X	X	2191 Cottonseed oil milling.
	X	X	2192 Soybean oil milling.
	X	X	2193 Vegetable oil milling, (except cottonseed and soybean).
		X	2194 Animal and marine fats and oils (including grease and tallow) - manufacturing.
X	X	X	2195 Roasting coffee and coffee products - manufacturing.
	X	X	2196 Shortening, table oils, margarine, and other edible fats and oils, NEC - manufacturing.
X	X	X	2197 Ice - manufacturing.
X	X	X	2198 Macaroni, spaghetti, vermicelli, and noodles - manufacturing.
	X	X	2199 Other food preparations and kindred products, NEC - manufacturing.
			22 Textile Mill Products - Manufacturing.
X	X	X	220 Textile mill products - manufacturing, NEC.
			229 Other textile goods - manufacturing.
		X	2295 Artificial leather and oil cloth - manufacturing and other impregnating and coating fabrics (except rubberizing).
			23 Apparel and other finished products made from fabrics, leather, and similar materials - manufacturing.
X	X	X	230 Apparel and other finished products made from fabrics, leather, and similar materials - manufacturing, NEC.
			236 Leather and leather products - manufacturing.
X	X	X	2360 Leather and leather products - manufacturing, NEC.
	X	X	2361 Leather tanning and finishing.
			237 Fur goods - manufacturing.
			24 Lumber and Wood Products (except furniture) - manufacturing.
X	X	X	240 Lumber and wood products (except furniture) - manufacturing, NEC.
		X	242 Sawmills and planing mills.
			249 Other lumber and wood products (except furniture) - manufacturing, NEC.
		X	2491 Wood preserving.
X	X	X	25 Furniture and Fixtures - Manufacturing.

Table 6.1 (continued)

Districts			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
			26 Paper and Allied Products - Manufacturing
	X	X	260 Paper and allied products - manufacturing, NEC.
		X	261 Pulp - manufacturing.
		X	262 Paper - manufacturing.
X	X	X	27 Printing, Publishing, and Allied Industries.
		X	28 Chemicals and Allied Products - Manufacturing.
		X	281 Industrial inorganic and organic chemicals - manufacturing.
		X	282 Plastic materials and synthetic resins, synthetic rubber, synthetic and other manmade fibers (except glass) - manufacturing.
X	X	X	283 Drug - manufacturing.
	X	X	284 Soap, detergents, and cleaning preparations, perfumes, cosmetics, and other toilet preparations - manufacturing.
	X	X	285 Paints, varnishes, lacquers, enamels, and allied products - manufacturing.
		X	286 Gum and wood chemicals - manufacturing.
		X	287 Agricultural chemicals - manufacturing.
		X	289 Other chemicals and allied products - manufacturing, NEC.
		X	29 Petroleum Refining and Related Industries.
		X	290 Petroleum refining and related industries, NEC.
		X	299 Other petroleum refining and related industries, NEC.
	X	X	2991 Lubricating oils and greases - manufacturing.
			31 Rubber and Miscellaneous Plastic Products - Manufacturing.
	X	X	310 Rubber and miscellaneous plastic products - manufacturing, NEC.
		X	313 Reclaiming rubber.
	X	X	314 Miscellaneous plastic products - manufacturing.
			32 Stone, Clay and Glass Products - Manufacturing.
	X	X	321 Flat glass - manufacturing.
	X	X	322 Glass and glassware (pressed and blown) - manufacturing.
		X	323 Cement (hydraulic) - manufacturing.
	X	X	324 Structural clay products - manufacturing.
			325 Pottery and related products - manufacturing.
	X	X	3250 Pottery and related products - manufacturing, NEC.

Table 6.1 (continued)

Districts			Uses Permitted in the Indicated Districts
I1	I3	I4	
X	X	X	3255 Pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
			326 Concrete, gypsum, and plaster products - manufacturing.
	X	X	3261 Concrete brick and block - manufacturing.
	X	X	3262 Concrete products (excluding brick and block) - manufacturing.
	X	X	3263 Concrete (ready mixed) - manufacturing.
		X	3264 Lime products - manufacturing
		X	3265 Gypsum products - manufacturing.
	X	X	327 Cut stone and stone products - manufacturing.
		X	328 Abrasive, asbestos, and miscellaneous nonmetallic mineral products - manufacturing.
			33 Primary Metal Industries.
		X	331 Blast furnaces, steel works, and the rolling and finishing of ferrous metals.
	X	X	332 Iron and steel foundaries.
		X	333 Primary smelting and refining of nonferrous metals and alloys.
	X	X	335 Rolling, drawing, and extruding of nonferrous metals.
	X	X	336 Nonferrous foundaries.
		X	339 Other primary metal industries, NEC.
		X	334 Secondary smelting and refining of nonferrous metals and alloys.
			34 Fabricated Metal Products - Manufacturing.
			341 Ordinance and accessories
	X	X	3411 Guns, howitzers, mortars, and related equipment - manufacturing.
			3412 Ammunition (except small arms) manufacturing and complete assembling of guided missiles and space vehicles.
		X	3412.1 Ammunition (except small arms).
	X	X	3412.2 Guided missiles.
	X	X	3412.3 Space vehicles.
	X	X	3413 Tanks and tank components - manufacturing.
X	X	X	3414 Sighting and fire control equipment - manufacturing.
X	X	X	3415 Small arms - manufacturing.
		X	3419 Other ordinance and accessories - manufacturing, NEC.
			342 Machinery (except electrical) - manufacturing.
	X	X	3420 Machinery (except electrical) - manufacturing, NEC.

Table 6.1 (continued)

Districts			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
X	X	X	3427 Office, computing, and accounting machines - manufacturing.
			343 Electrical machinery, equipment, and supplies - manufacturing.
	X	X	3430 Electrical machinery, equipment, and supplies - manufacturing, NEC.
X	X	X	3433 Household appliances - manufacturing.
X	X	X	3434 Electric lighting and wiring equipment - manufacturing.
X	X	X	3436 Communication equipment, including radio and television receiving sets - manufacturing.
X	X	X	3437 Electronic components and accessories - manufacturing
			344 Transportation equipment - manufacturing.
	X	X	3440 Transportation equipment - manufacturing, NEC.
			3443 Ship and boat building and repairing.
	X	X	3443.1 Ship and boat building and repairing.
	X	X	3443.2 Boat building and repairing.
	X	X	3445 Motorcycles, bicycles and parts - manufacturing.
	X	X	349 Other fabricated metal products - manufacturing, NEC.
	X	X	3492 Cutlery, hand tools, and general hardware - manufacturing.
X	X	X	35 Professional, Scientific and Controlling Instruments, Photographic and Optical Goods, Watches and Clocks - Manufacturing.
			39 Miscellaneous Manufacturing, NEC.
X	X	X	391 Jewelry, silverware, and plated ware - manufacturing.
X	X	X	392 Musical instruments and parts - manufacturing.
X	X	X	393 Toys, amusement, sporting and athletic goods - manufacturing.
X	X	X	394 Pens, pencils, and other office and artist's materials - manufacturing.
X	X	X	395 Costume jewelry, costume novelties, buttons, and miscellaneous notions (except precious metals) - manufacturing.
	X	X	396 Tobacco - manufacturing.
X	X	X	397 Motion picture production.
			399 Other miscellaneous manufacturing, NEC.
X	X	X	3991 Brooms and brushes - manufacturing.
		X	3992 Linoleum, asphalted-felt base, and other hard surface floor cover - manufacturing, NEC.
		X	3993 Matches - manufacturing.
X	X	X	3994 Lamp shades - manufacturing.
X	X	X	3995 Morticians's goods - manufacturing.

Table 6.1 (continued)

District			Uses Permitted in the Indicated Districts
I1	I3	I4	
	X	X	3996 Fur dressing and dyeing.
X	X	X	3997 Signs and advertising displays - manufacturing.
X	X	X	3998 Umbrellas, parasols, and canes - manufacturing.
TRANSPORTATION, COMMUNICATION AND UTILITIES			
X	X	X	400 Transportation, communication, and utility facilities, NEC.
X	X	X	401 Facilities of electric cooperatives or public utilities subject to jurisdiction of the Corporation Commission of the State of Oklahoma or other similar state or federal body.
X	X	X	402 Other transportation, communication, and utility facilities which utilize public rights-of-way or easements customarily provided in subdivision plats.
X	X	X	403 Property of a terminal company used for terminal purposes.**
			42 Motor Vehicle Transportation.*
			421 Bus transportation.
P	X	X	4210 Bus transportation, NEC.
	X	X	4214 Bus garaging and equipment maintenance.
	X	X	422 Motor freight transportation.
	X	X	44 Marine Craft Transportation.*
X	X	X	46 Automobile Parking, as a Principal or Accessory Use.
			48 Utilities
P	P	P	484 Sewage disposal.
P	P	P	485 Solid waste disposal, subject to Section 3.12.
		P	486 Industrial waste disposal on public and private land, subject to Section 3.12.2.
			49 Other Transportation, Communication and Utilities.
X	X	X	492 Transportation, services and arrangements.
		X	493 Airports.
			Railroad, Rail Rapid Transit and Street Railway Transportation.**
X	X	X	Property of a railway company used for railway purposes.
X	X	X	Telephone exchange buildings.**

*Only in unincorporated area.

**Only in the City of Wagoner

^aAllowed only in the I2 District.

Table 6.1 (continued)

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
			TRADE
			51 Wholesale Trade.
X	X	X	510 Wholesale trade, without stocks.
<u>X</u>	<u>X</u>	<u>X</u>	511 Motor vehicles and automotive equipment - wholesale.
X	X	X	512 Drugs, chemicals, and allied products - wholesale.
X	X	X	513 Dry goods and apparel - wholesale.
X	X	X	514 Groceries and related products - wholesale.
			515 Farm products (raw materials) - wholesale.
	X	X	5151 Cotton - wholesale.
	X	X	5152 Grain - wholesale.
	X	X	5153 Hides, skins, and raw furs - wholesale.
	X	X	5154 Leaf tobacco - wholesale.
		X	5155 Wool and mohair - wholesale.
		X	5156 Livestock - wholesale.
		X	5157 Horses and mules - wholesale.
		X	5159 Other farm products, NEC - wholesale.
X ^a	X	X	516 Electrical goods - wholesale.
X ^a	X	X	517 Hardware, plumbing, heating equipment, and supplies - wholesale.
X ^a	X	X	518 Machinery, equipment and supplies - wholesale.
	X	X	519 Other wholesale trade, NEC.
	X	X	5191 Metals and minerals (except petroleum products and scrap) - wholesale.
	X	X	5192 Petroleum bulk stations and terminals - wholesale.
	X	X	5193 Scrap and waste materials - wholesale, subject to Section 3.11.
X	X	X	5194 Tobacco and tobacco products - wholesale.
X	X	X	5195 Beer, wine, and distilled alcoholic beverages - wholesale.
X	X	X	5196 Paper and paper products - wholesale.
X	X	X	5197 Furniture and homefurnishings - wholesale.
	X	X	5198 Lumber and construction materials - wholesale.
		X	5199 Other wholesale trade, NEC.

**Only in the City of Wagoner

^aAllowed only in the I2 District.

Table 6.1 (continued)

District			Uses Permitted in the Indicated Districts
I1	I3	I4	
X ^a	X	X	52 Retail trade - building materials, hardware and farm equipment.
X	X	X	53 Retail trade - general merchandise. Direct selling organizations - retail.
X ^a	X	X	54 Retail Trade: Food. 543 Fruits and vegetables - retail. 5431 Fruits, vegetables, and nuts grown on the premises - retail.
X ^a	X	X	55 Retail Trade - Automotive, Marine Craft, Aircraft, and Accessories.
X	X	X	59 Other Retail Trade, NEC. 596 Farm and garden supplies - retail. 598 Fuel and ice - retail.
X ^a	X	X	Bottled gas - retail.
SERVICES			
X	X	X	62 Personal services.
X	X	X	621 Laundering, dry cleaning, and dyeing services.
X	X	X	622 Photographic services (including commercial).
X	X	X	624 Funeral and crematory services; cemetaries.
X	X	X	6241 Funeral and crematory services.
X	X	X	625 Apparel repair, alteration and cleaning pickup services; shoe repair services.
X	X	X	63 Business Services.
X	X	X	631 Advertising services.
X	X	X	6311 Advertising services (general).
X	X	X	6312 Outdoor advertising signs, subject to Sections 3.13 and 3.14.
X	X	X	632 Credit reporting services; adjustment and collection services.
X	X	X	633 Duplicating mailing and stenographic services.
X	X	X	634 Dwelling and other building services.
X	X	X	635 News syndicate services.
X	X	X	636 Employment services.
X	X	X	637 Warehousing and storage services.
X	X	X	6371 Farm products warehousing and storage (excluding stockyards).
X	X	X	6372 Stockyards.
X	X	X	6373 Refrigerated warehousing, including food lockers.
X	X	X	6375 Household goods warehousing and storage.

^aAllowed only in I2 Districts.

Table 6.1 (continued)

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
X	X	X	6376 General warehousing and storage.
	X	X	6379 Other warehousing and storage, NEC.
			639 Other business services, NEC.
X	X	X	6391 Research, development and testing services.
X	X	X	6392 Business and management consulting services.
X	X	X	6393 Detective and protective services.
X ^a	X	X	6394 Equipment rental and leasing services.
X	X	X	6395 Photofinishing services.
X ^a	X	X	6396 Trading stamp service.
X	X	X	6397 Automobile and truck rental services.
X	X	X	6398 Motion picture distribution and services.
X	X	X	6399 Other business services, NEC.
			64 Repair Service.
			641 Automobile repair and services.
X ^a	X	X	6411 Automobile repair services.
X	X	X	6412 Automobile wash services.
	X	X	6413 Repair services for trucks, tractors, similar vehicles, and construction equipment.
			649 Other repair services.
X	X	X	6491 Electrical repair services (except radio and television).
X	X	X	6492 Radio and television repair services.
X	X	X	6493 Watch, clock, and jewelry repair services.
X	X	X	6494 Reupholstery and furniture repair services.
X ^a	X	X	6495 Armature rewinding services.
X	X	X	6496 Locksmiths and gunsmiths shops.
		X	6499 Other repair services, NEC.
X	X	X	65 Professional Services.
			66 Contract Construction Services.
	X	X	661 General contract construction services.
X ^a	X	X	662 Special construction trade services.
			67 Governmental Services.
X	X	X	671 Executive, legislative and judicial functions.
X	X	X	672 Protective functions and their related activities.
X	X	X	673 Postal Services.
	X	X	675 Military bases and reservations.

^aAllowed in I2 District only.

Table 6.1 (continued)

District			Uses Permitted in the Indicated Districts
I1	I3	I4	
			68 Educational Services.
X	X		682 University, college, junior college, and professional school education.
X	X	X	683 Special training and schooling.
			69 Miscellaneous Services.
			691 Religious activities. Churches, synagogues and temples.
X	X		692 Welfare and charitable services.
X	X		699 Other miscellaneous services, NEC.
X	X		6991 Business associations.
X	X		6992 Professional membership organizations.
X	X		6993 Labor unions and similar labor organizations.
X ^a	X		6994 Civic, social, and fraternal associations.
		X	6999 Other miscellaneous services, NEC.
CULTURAL, ENTERTAINMENT, AND RECREATIONAL			
X	X	X	71 Cultural Activities and Nature Exhibitions.
			72 Public Assembly.
	X	X	721 Entertainment assembly.
			722 Sports assembly.
	P	P	7221 Stadiums.
	P	P	7222 Arenas and field houses.
		X	7223 Race tracks.
		X	7229 Other sports assembly, NEC.
X	X	X	723 Public assembly, miscellaneous purposes.
		X	724 Rodeo arena.
			73 Amusements.
			731 Fairgrounds and amusement parks.
P	P	P	7311 Fairgrounds.
	X	X	7312 Amusement parks.
			739 Other amusements, NEC.
	X	X	7392 Miniature golf.
	X	X	7393 Golf driving ranges.
		X	7394 Go-cart tracks.
		X	7399 Other amusements, NEC.
	X	X	74 Recreational Activities.
X	X	X	76 Parks.
		X	79 Other Cultural, Entertainment, and Recreational.

^aAllowed in I2 District only.

Table 6.1 (continued)

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
			RESOURCE PRODUCTION AND EXTRACTION
			81 Agriculture, subject to Section 3.4.
X	X	X	810 The erection or use of the usual farm buildings for agricultural purposes.*
X	X	X	811 The planting of agricultural crops.
X	X	X	815 Farms: dairy.
			816 Farms and ranches: livestock other than dairy.
			8161 Farms and ranches: livestock - cattle.
		X	8161.1 Feed lots.
X	X	X	8161.9 Farms and ranches: cattle, NEC.
		X	8162 Farms and ranches: hogs, subject to Section 3.4.
X	X	X	8169 Farms and ranches: other livestock, NEC.
			819 Other agriculture and related activities, NEC.
X	X	X	8192 Horticultural specialities.
		X	8193 Apiary farms.
		X	8199 Other agriculture and related activities, NEC.
			82 Agricultural Related Activities.
	X	X	821 Agricultural processing, other than cotton ginning.
			822 Animal husbandry services.
X	X	X	8221 Veterinarian services. No keeping of animals overnight.
	X	X	8222 Animal hospitals, subject to Section 3.4.
X ^a	X	X	8222.1 Animal hospitals for household pets subject to Section 3.4.
X	X	X	829 Other agricultural related activities, NEC.
X	X	X	83 Forestry Activities and Related Services.
	X	X	84 Fishing Activities and Related Services.
	X	X	852 Extraction of Oil or Natural Gas.*

^aAllowed in I2 District only.

*Only in unincorporated areas.

2.6.2 Bulk and Area Requirements in Industrial Districts

Every permitted use in an Industrial District shall be subject to the requirements set forth in Table 6.2 and to the modifications thereof set forth in Article 4.

Table 6.2 Bulk and Area Requirements in Industrial Districts

Dis- trict	Lot Width (feet) min.	Lot Area (sq.ft.) min.	Front Yard	Yards (feet) min.			Floor Area Ratio, max.
				Exter- ior Side Yard	Abutting Pro- perty in an AG, RS, RM, Rt, or O District	Not Abutting Property in an AG, RS, RM, RT, or O District	
I1	150	30,000	75	20	25	25	0.3
I2	-	-	25	20	26	--	0.5
I3	-	-	25	20	50	--	0.5
I4	-	-	25	20	75	--	0.5

Where a lot in an Industrial District abuts property in an AG, RS, RM, RT, or O District, no structure on such lot adjacent to such other district shall exceed the height of 20 feet unless the portions exceeding such height are set back in the same manner as is provided herein for structures in such other district.

2.6.3 Screening

Whenever an industrial developed lot is adjacent or abutting an AG, R, P, or O District, the lot will be screened as provided in Section 4.1.3 of these regulations.

Section 2.7 Mining District Provisions

The M District is designed to encourage and facilitate the mining and quarrying of minerals other than oil and gas.

2.7.1 Uses Permitted in the Mining District

Uses permitted in the M District are as follows:

The following mining uses, as uses of right: mining activities and related services. Mining activities

shall include Underground mining, surface mining and strip mining as defined as follows:

A. Underground mining means those mining activities carried out beneath the surface by means of shafts, slopes, tunnels or other openings leading to the mineral being mined and the extraction of the mineral through such shafts, slopes, tunnels or their openings.

B. Surface mining means those mining activities carried out on the surface, including strip mining, auger mining, quarrying, dredging, pumping, or the use of hydraulic methods.

Surface mining shall not include excavation or removal of shale, sand, gravel, clay, rock or other materials in remote areas by an owner or holder of a possessory interest in land for the primary purpose of construction or maintenance of access roads to or on such landowner's property. Surface mining shall not include excavations or grading conducted for forming on-site road construction or other on-site construction, or the extraction of minerals other than anthracite and bituminous coal by a landowner for his own noncommercial use from land owned or leased by him; nor the extraction of such non-coal minerals for commercial purposes in an amount less than five hundred (500) tons per acre of aggregate or mass of mineral matter in any permit year: nor the extraction of sand, gravel, rock, stone, earth or fill from borrow pits for highway construction purposes, so long as such work is performed under a bond, contract and specifications which substantially provide for and require reclamation of the area affected; nor to the handling, processing or storage of slag on the premises of a manufacturer as a part of the manufacturing process.

C. Strip mining means those mining activities carried out by removing the overburden lying above natural deposits of minerals, and mining directly from such natural deposits thereby exposed, but excludes auger mining, quarrying, dredging, pumping or the use of hydraulic methods.

D. Ton means 2000 pounds avoirdupois (.90718 metric ton).

2.7.2 Bulk and Area Regulations in the Mining District

Bulk and area regulations in the M District shall be the same as in the AG District.

2.7.3 Access

Road access to such uses shall be controlled by means of a gate. A sign warning of hazardous conditions, if such exists, shall be affixed to the gate or placed in a conspicuous position near the gate. Access roads within two hundred feet of other property in an AG or R District shall be maintained in dust free conditions by surfacing or other treatment.

2.7.4 Fencing and Screening

A fence as described in Section 4.1 shall be erected around the entire site or portions thereof, where the Planning Commission determines that such fencing is necessary for the safety of the public, but such fence shall not be required where a screening wall is required under this paragraph.

If any portion of the use is conducted within 165 feet of other property in an AG or R District, then a screening wall, as described in Section 4.1 shall be installed and maintained on the property where the use is conducted to shield the use from the other property.

Where no fence or screening wall is required, there shall be adequate plantings of vegetation to shield mining operations. These plantings shall be made generally along roadsides and property lines, but not necessarily limited to these areas.

2.7.5 Yard and Setback Requirement

No mining or quarrying excavation or sedimentation ponds shall be permitted within 165 feet of any property line or public right-of-way. This requirement shall include spoil piles and stockpiles.

Structures and buildings related to production and processing with respect to mining and quarrying shall not be located closer than 100 feet to other property in an AG or R District, or closer than 50 feet to other property in districts other than AG or R. Office buildings, scale facilities, equipment storage yards, and other similar structures shall be excepted from this provision, but shall not be located closer than 25 feet to common property lines.

2.7.6 Reductions of Noise and Vibration

All equipment, machinery, processing, and excavation shall be operated and maintained in such manner as to minimize dirt, noise, and vibration. Mufflers shall be installed on internal combustion engines used within 1000 feet of other property in an AG or R District.

2.7.7 Stagnant Water in Excavation Prohibited

Mining and quarrying shall be conducted in a manner which will not allow water to collect and permit stagnant water to remain in excavations.

2.7.8 Lateral Support

The banks of all excavations running substantially parallel to adjacent property lines or public rights-of-way and within 165 feet shall be sloped no steeper than two feet horizontal to one foot vertical.

2.7.9 Land Rehabilitation

Reclamation, restoration, and rehabilitation of the land shall be in conformity with applicable state and federal statutes. The producer shall agree as a condition to any permit issued or zoning allowed that no other land may be substituted for reclamation and that reclamation in accordance with state and federal statutes will be practiced on the land zoned or permitted.

2.7.10 Abandonment

Within a period of six months after the permanent abandonment of the quarrying or mining operation, all buildings, structures, apparatus, or appurtenances accessory to the operation shall be removed.

2.7.11 Neighborliness

Drainage: Suitable drainage systems shall be constructed or installed if natural drainage is not possible. No alteration of the original drainage pattern with respect to perimeter properties will be allowed.

Existing trees and ground cover along public and road frontage shall be preserved and maintained for the depth of the setback requirement.

Traffic Control: Insofar as practicable, all means of access to the property from any street or road shall be located and designed as to avoid the routing of vehicles to and from property over streets and roads that primarily serve abutting residential development.

Section 2.8 Floodplain Districts (FD & FW)

The purpose of the Floodplain Districts is to prevent building hazards and threats to life and property created by flooding. The flood hazard zone (FD) designates the land in a floodplain subject to a one percent or greater chance of flooding in any given year. The floodway zone (FW) designates the channel of a watercourse and those portions of the adjoining floodplain which are reasonably required to carry and discharge the flood having a one percent or greater chance of occurring in any given year. It is the intent of the policies and standards to protect life

and property by reducing building intensity in these areas, by requiring special construction techniques or by requiring the study of such areas by a qualified person prior to construction. The policies and standards of this section are based on technical information contained in the Comprehensive Plan.

A Floodway Supplemental District, identified by the Flood Hazard Area maps, shall be adopted. The Floodway Supplemental District will identify the 100 year flood as established on the Flood Hazard Area maps prepared by the Federal Emergency Management Agency (FEMA), or the city engineer or any other maps prepared by a certified registered engineer in the State of Oklahoma meeting the criteria established by FEMA, or to stricter standards. Development within the FD District must meet the criteria adopted by ordinance and resolution of the City of Wagoner and Wagoner County. The FD District also contains a Floodway District (FW) which designates the actual watercourse itself. All development within the FW zone is prohibited.

Section 2.9 Solid Waste Disposal District

The Solid Waste Disposal District is designed to regulate the location of Solid Waste Disposal sites in a manner that will (a) protect the public health, safety and welfare, (b) conserve valuable land and other natural resources, (c) prevent injury to neighborhoods, (d) be in harmony with the spirit and intent of this Ordinance and (e) prevent the concentration of this land use in any one general location.

2.9.1 Uses Permitted in Solid Waste Disposal District

Uses permitted in the Solid Waste Disposal District are as follows:

All uses permitted by the Oklahoma State Department of Health according to the Oklahoma Solid Waste Management Act, Title 63 Oklahoma Statutes 1981, as amended, here in after referred to as "The ACT", as a use of right.

2.9.2 Bulk and Area Regulations in Solid Waste Disposal District

For any parcel in a Solid Waste Disposal District the minimum area requirement shall be forty (40) acres. In determining the area in a Solid Waste Disposal District, the adjacent halves of abutting streets may be included. The maximum height of a Solid Waste Disposal Facility shall be no more than thirty five (35) feet higher at any point on the site than the lowest elevation of the site.

2.9.3 Location Standards

A Solid Waste Disposal Site shall not be located according to the following criteria:

.Within one mile (1) of an occupied dwelling house, school or church, except that a smaller separation may be allowed if the applicant provides notarized statements made and signed by owners of all of the dwellings, school or church within one (1) mile of the site, evidencing consent and acceptance of the location of the proposed site.

.Within one (1) mile of a ground water supply hydraulically down gradient of the site, if such ground supply is classified as Class 1 in Regulation 2.1.2.1 of the Act.

.Within one (1) mile upgradient of streams, ponds, springs, reservoirs, impoundments or lakes suitable for use as potential water supplies for domestic consumption.

.Within two (2) miles of a platted residential subdivision.

.Within five (5) miles of either an existing or closed