

860.4 US-169 CORRIDOR OVERLAY DISTRICT-NORTH

Definition. An overlay district is the application of an additional layer of development standards, regulations or exceptions that modifies existing land use regulations. It acts as a supplement to the underlying zoning designation.

860.4.1. PURPOSE

- Encourage sustainable development that will become a long term asset to Owasso
- Protect an area that represents a significant opportunity for business and corporate investment, important to the long term economic health of Owasso
- Establish uses and regulations that promote the development of this area as a corridor that promotes an environment of business, learning and growth
- Protect the area around Tulsa Technology Center from uses that may have a detrimental impact on the facility and the City's ability to attract quality development
- Establish regulations that protect the investment of existing and new businesses and corporations from unattractive, non-compatible uses
- Ensure the area is visually pleasing, sustainable, and developed in a coordinated fashion
- Ensure a high quality of development that will ultimately generate an economically enhanced and pedestrian friendly area for Owasso.
- Follow the principals of the Quality of Life Initiative

860.4.2 US-169 CORRIDOR OVERLAY DESIGNATED

The District covers an area roughly $\frac{1}{4}$ to $\frac{1}{2}$ mile on either side of US-169 from 86th Street North to 126th Street North, and is depicted in figure 860.2-1 and defined on the official zoning map.

860.4.3 PERMITTED USES

The base zoning districts of properties fully or partially within the designated overlay district shall not be affected except as noted in this chapter. All applicable regulations for use, yard, area, lot dimensions, utility placement, and landscaping shall be those specified for each district, including planned

development stipulations. Where any of the above regulations conflict with those of the overlay district, the more restrictive shall apply.

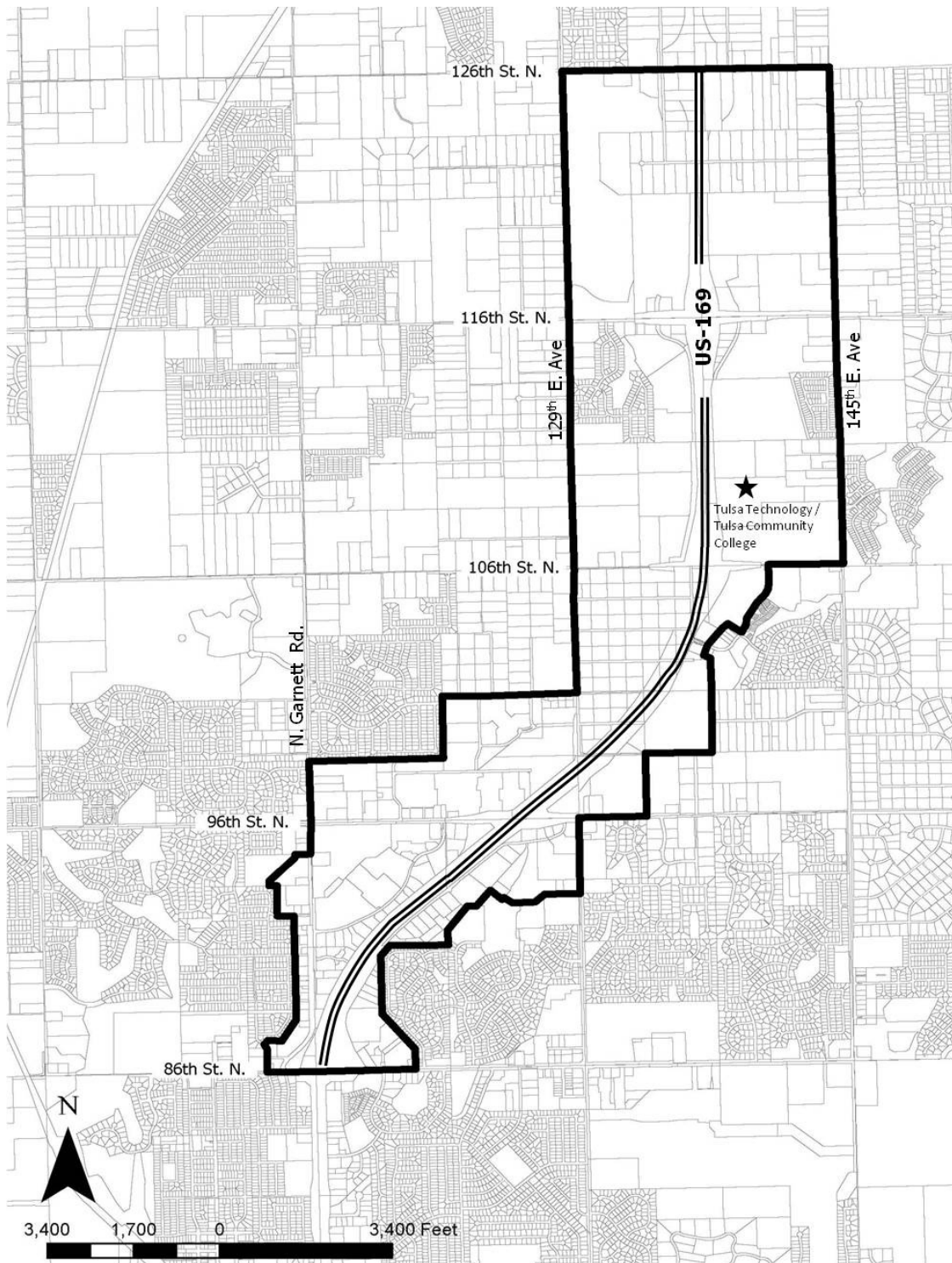


Figure 860.2-1
US-169 Overlay

A. USE RESTRICTIONS

1. In AG districts, only existing agricultural uses shall be permitted and shall be subject to all applicable standards and regulations in Section 300-330. No Specific Use Permits shall be issued for any land zoned AG and no new AG uses or businesses shall be allowed.
2. In each zoning district, all uses respective to that district shall be permitted by right or with the issuance of a Specific Use Permit, except for those listed below in Section 860.2.3 A.3.
3. Allowed Uses. Within the US-169 North Overlay, unless otherwise restricted, any use permitted, or with a specific use permit in the underlying zoning district shall be permitted. All uses shall be defined by the most recent version of the NAICS (North American Industry Classification System) book.

Upon annexation all tracts of land shall be zoned commercial, office or in conformity to the existing adopted land use plan in effect at the time of the annexation. New residential development of any kind shall be developed as a Planned Unit Development (PUD)

4. The following By-Right and Specific Use Permit uses shall be prohibited in the US-169 North Overlay District.
 - Industrial Uses in the IH and IM District
 - Any new agricultural uses or businesses
 - Chick hatchery
 - Halfway house
 - Landfill
 - Bindery
 - Casino/Gaming Center
 - Juvenile Delinquency Center
 - Pre-Release Center
 - Animal and Poultry Raising
 - Power Plant
 - Sexually-oriented businesses
 - Bottled Gas Sales
 - Outdoor Kennels (not a part of veterinary or grooming business)
 - Taxidermist
 - Cemetery
 - Oil Well Drilling and Cleaning Establishment
 - Fuel oil sales (does not include gas station or convenience store)
 - Race tracks (auto, dog, horse)
 - Mini-storage warehouses
 - Truck stop
 - Shooting range (outdoor)

- Drag strip
 - Outdoor storage of any kind as the principal use
 - Portable building sales
 - Cesspool Cleaning
 - Concrete Construction Service
5. The following uses shall be permitted with the issuance of a Specific Use Permit, subject to compliance with the provisions of this section.
- Auctioneer
 - Auto wash
 - Agricultural implement sales
 - Appliance store and repair
 - Woodworking shop
 - Aircraft sales
 - Boat and Recreational Vehicle sales
 - Fence construction company
 - Golf Driving range
 - Truck rentals
 - Monument sales
 - Camper Sales
 - Disinfecting Services
 - Lumber yard
 - Cabinet Maker
 - Plastic material sales
 - Construction equipment sales
 - Go-kart track
 - Outdoor Recreation including amusement parks
 - Auto Sales (5 Acre Maximum Parcel Size)
 - Auto Rental
 - Motor vehicle repair
 - Retail greenhouse
 - Janitorial service Vending sales and service
 - Exterminating services
 - Bus station
 - Any retail use with primarily outdoor sales
 - Park and ride lots
 - Motorcycle Sales

860.4.4 NON-CONFORMING USES

Existing, but non-conforming properties, which existed as of the date these regulations became effective, shall be allowed to continue in the same manner after the adoption of these regulations. However, such non-conforming properties must be brought into compliance with these regulations when:

1. A property is annexed into the City;

2. A property owner requests any zoning change;
3. The principle use on the property is discontinued for a period of six calendar months;
4. The property is destroyed or significantly altered (60% or greater);
5. Existing access connections are altered or new access connections are requested;
6. Enlargements or improvements are made to the property that increase the gross square footage by 25%; or
7. When any change as identified above occurs, the property owner must demonstrate that the change to the property shall not significantly impair the safe and efficient flow of traffic within the study area. The Administrator may require the property owner to provide a site specific traffic study to determine the potential impacts of the proposed changes as part of the site development plan.

860.4.5 EXISTING USES

A. SINGLE FAMILY RESIDENTIAL - The US-169 North Overlay shall not affect existing single family residential uses, neighborhoods, or platted residential developments. Said uses may continue to exist in perpetuity until such time as they may be redeveloped or rezoned for another use.

B. PROPERTIES OUTSIDE OWASSO CITY LIMITS - This overlay covers areas that are currently outside of Owasso City Limits. Until these properties are annexed into Owasso City Limits, they shall not be required to comply with the regulations of this chapter. Once annexed, these properties shall be subject to the regulations set forth in this chapter.

860.4.6 LANDSCAPE REQUIRMENTS

Development and or redevelopment shall comply with Chapter 20 of the Owasso Zoning Code with the following additional requirement:

1. All signage shall have shrubs and/or perennial flowers at the base. Said shrub/flower bed shall and be enclosed with an edging material such as brick, stone, steel edging, concrete or similar material.

860.4.7 GENERAL REQUIREMENTS

1. All development shall follow City of Owasso procedures and requirements described in Section 2, General Provision, except as noted in this Section.
2. Architectural details and/or drawings shall be submitted to the Community Development Department at the time of site plan submittal. Architectural plans shall depict architectural details outlined in this Section and shall consist of:

- a. Preliminary renderings or drawings of building elevations plus typical cross sections to clearly define the character of the project and to ensure these provisions are met; and
- b. Exterior building materials inventory to indicate compliance with this Section. The Administrator shall review the proposed building materials for compliance.

860.4.8 DESIGN CONSIDERATIONS

Developments shall be evaluated using the following criteria

A. COMPATABILITY

Adjacent buildings shall relate in similarity of architectural style, roof style, and configuration.

B. PROPORTIONS

Windows, doors, columns, piers, projections, ribs, awnings, cornices, parapets, eaves, and other building components shall be proportional to the overall scale of the building. Windows should be greater in height than width, unless otherwise required by a specific design feature or architectural style.

860.4.9 BUILDING AND SITE DESIGN STANDARDS

A. BUILDING ENTRANCE

Primary building entrances shall be clearly defined, and shall be recessed or framed by a sheltering element such as an awning, arcade, overhang, or portico (in order to provide weather protection for pedestrians). Public entrances flush with the building wall with no cover are not allowed. (See Figure 860.2-3)

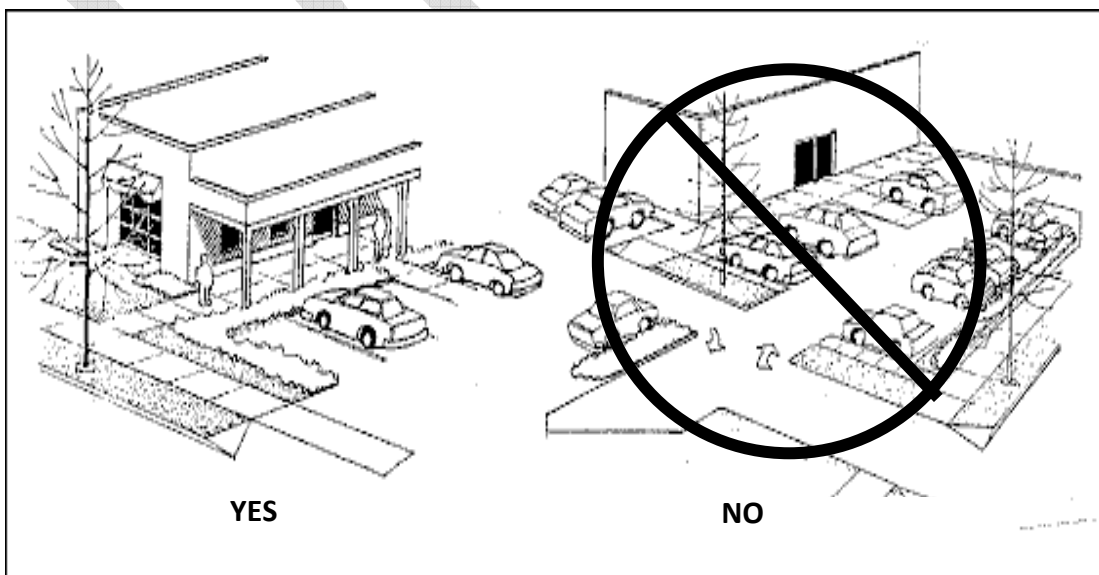


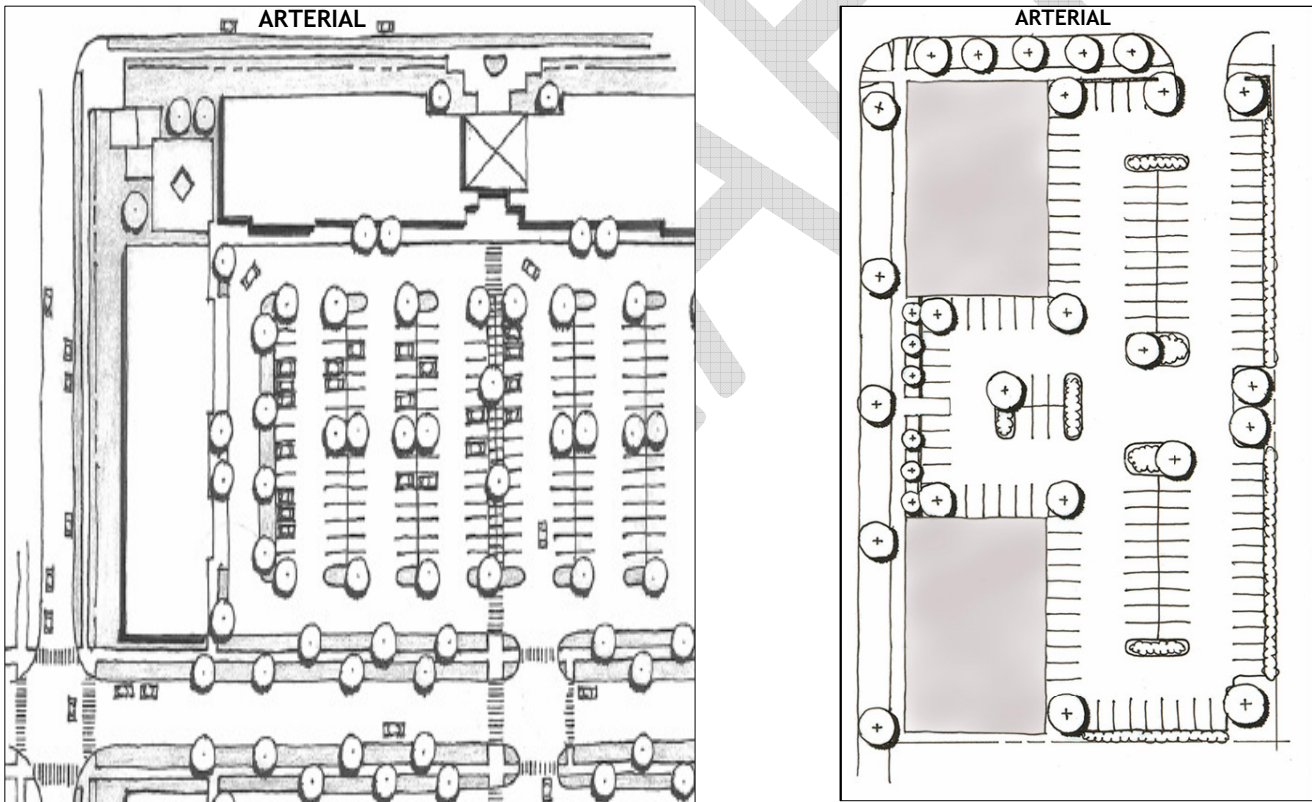
Figure 860.2-3

B. BOULEVARD ENTRANCE

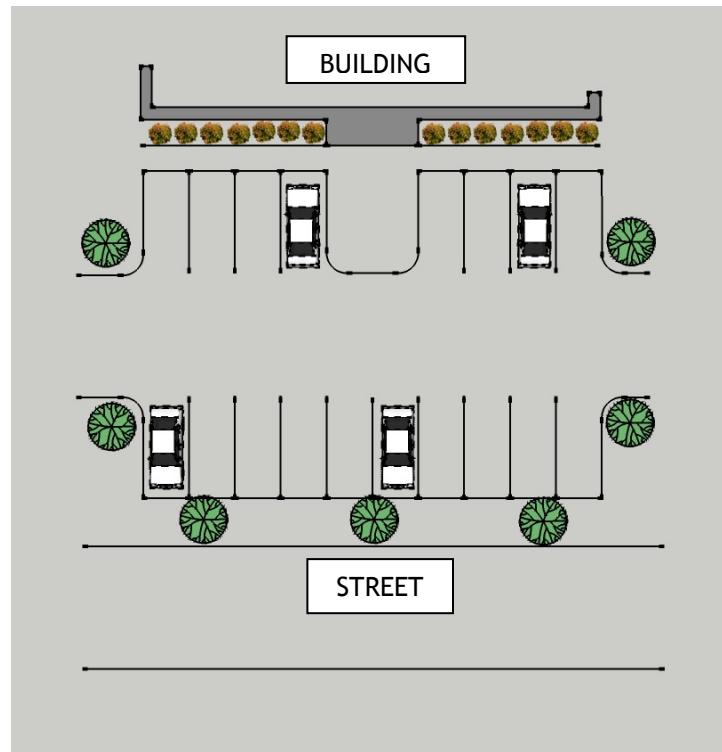
For developments containing total floor area in excess of 50,000 square feet, the principal access into the site shall be a boulevard incorporating a 10-foot wide landscaped center median.

C. OFF STREET PARKING

Off street parking areas are encouraged to be located to the side or rear of buildings or in the interior of a block whenever possible. See Figure 860.2-4. Off-street parking located between the front of the building and the street right-of-way shall be limited to two rows plus the drive aisle. See figure 860.2-5. Loading areas shall be located behind the main building and screened in accordance with Chapter 20. All parking lots, drives, aisles and other elements shall comply with Chapter 9 of the Owasso Zoning Code.



**Figure 860.2-4
Preferred Off-Street Parking
Configurations**



**Figure 860.2-5
Acceptable Front Yard Parking
Configuration**

D. BUILDING SETBACK

It is the intent of this chapter to enhance and preserve the character of the overlay by placing parking areas to the rear of lots or along the sides of buildings and bring visually pleasing building architecture to the front, therefore building setbacks along highway frontage roads may be reduced to 20 feet.

E. TRANSIT STOPS

All transit stops shall be covered to offer shade and shelter from the elements.

F. OUTDOOR SPACE

Each site with a building larger than 10,000 square feet shall be designed to include public pedestrian walkways internally and throughout the development, linking all areas and buildings facilities open to the public, and shall include one (1) or more plazas or courtyards with benches, or patios/seating areas. For single developments containing total floor area in excess of 80,000 square feet, at least one (1) outdoor space or site amenity shall be required on the site or on adjacent land, in addition to the required plaza or courtyard area.

All features shall be accessible, useable spaces. Outdoor Space or Site Amenities may include, but are not limited to:

1. Window shopping walkway
2. Water feature
3. Clock tower
4. Seating walls
5. Benches
6. Courtyards or plazas
7. Fountains
8. Sculpture or public art

The Administrator may approve any other such deliberately shaped area or focal feature or amenity that, in the judgment of the Administrator, adequately enhances such community and public spaces.

G. SIDEWALKS

All buildings, parking areas, public spaces, amenity features, and adjoining developments of similar use, shall be linked with sidewalks. Sidewalks shall be provided along public streets that provide access to the development. Sidewalks shall be constructed in accordance with the standards for sidewalks as set forth in City of Owasso Engineering Standards.

H. EXTERIOR MATERIALS

Exterior building materials shall include brick, split-faced concrete block, stone, stucco, synthetic stucco, or cement-board or wood siding. Metal may be used as accent material, and cumulatively may not exceed 20 percent of the area of any individual exterior wall. All windows and doors to customer service areas along building frontages at the ground floor level on any retail building shall be transparent.

1. MULTIPLE BUILDINGS IN COMMERCIAL CENTERS

In order to achieve unity between all buildings in a commercial development consisting of more than one building, all buildings in such a development, including pad site buildings, shall employ a consistent architectural style or theme, be constructed of similar exterior materials, and feature similar colors. Design criteria for large and multi-phase developments shall be provided for review.

I. ROOF PITCH

Flat roofs and roofs with a pitch of less than 3:12 require a parapet wall. Eaves a minimum of one (1) foot from the building face shall profile a pitched roof. Roofing for pitched roofs greater than 6:12 shall be wood, tile, slate, architectural asphalt shingles, or low-reflectivity metal (flat or matte finish). Applied mansard roofs shall not be permitted.

J. PARAPET WALLS

Parapet walls shall be a minimum of 2 feet and a maximum of 6 feet in height.

K. ELECTRICAL AND SERVICES EQUIPMENT

HVAC and similar types of incidental machinery or equipment shall be screened from view in accordance with Chapter 20. Utility meters, aboveground tanks, satellite dishes and antennas shall also be screened from view. Wall-mounted mechanical equipment that extends six inches (6”) or less from the outer building wall shall be designed to blend in with the color and architectural design of the subject building. Unless a waiver is authorized by the City Council, all electrical and telephone lines and wires including, but not limited to, street lighting, shall be placed underground. Feeder and other major transmission lines may remain overhead. All utility installation shall conform to the City’s adopted Technical Standards and Specifications.

L. WALL ARTICULATION

Facades shall have a recognizable "base" consisting of (but not limited to): walls, ledges, sills, integrally textured materials (such as stone or other masonry), integrally colored and patterned materials, or planters. Facades shall also have a recognizable “top” consisting of (but not limited to): cornice treatments with integrally textured materials (other than colored "stripes" or "bands"), sloping roofs (with overhangs and brackets), or stepped parapets. All sides of a building and any accessory structure shall utilize materials and design characteristics consistent with those of the front facade. In order to prevent large flat expanses of featureless exterior walls, structures having single walls exceeding fifty feet (50’) in length shall incorporate two or more of the following features at least every fifty feet (50’) in length (See Figure 860.2-6):

1. Changes in color, graphical patterning, changes in texture, or changes in material
2. Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plane of twelve inches (12”)
3. Windows and fenestration
4. Gable projections
5. Horizontal/vertical breaks
6. Other similar techniques

The Administrator may approve variations or alternate treatments, so long as the intent of the ordinance is met.

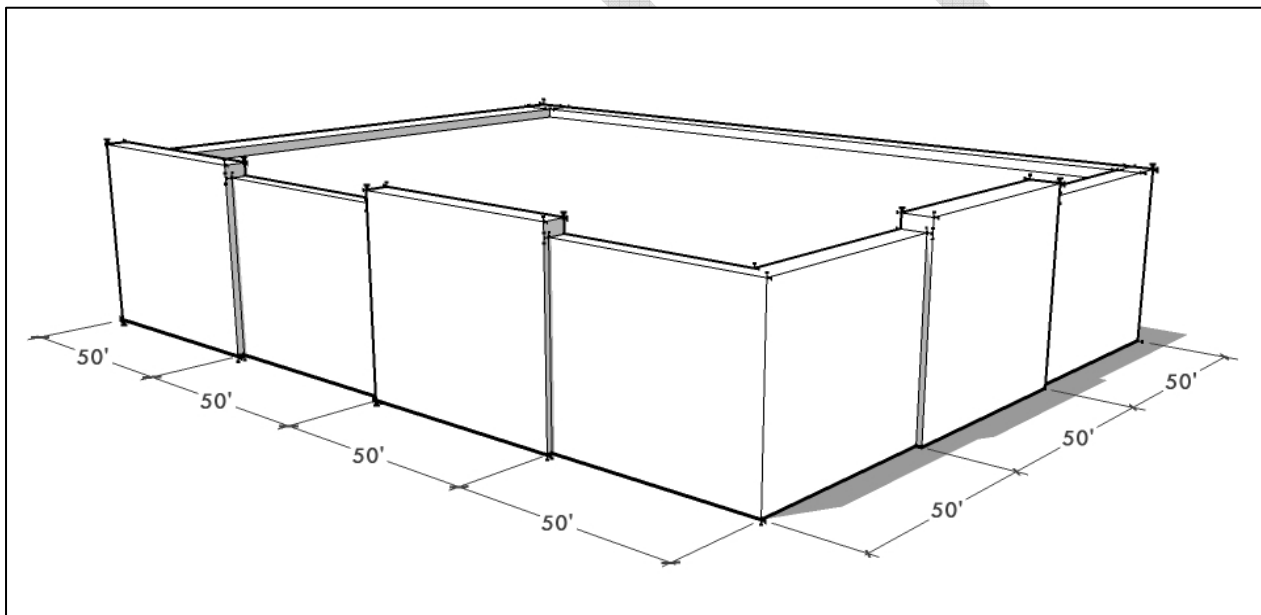
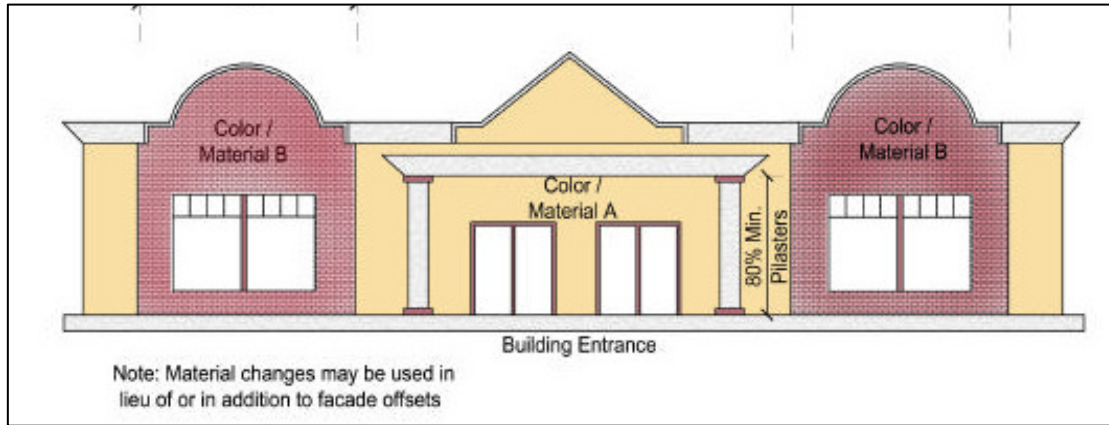


Figure 860.2.6

M. SIGNAGE

Signs shall be permitted in accordance with Chapter 18 of the Owasso Zoning Code, with the following exceptions:

1. Pole signs of any type over twenty five (25) feet in height are prohibited. Pole signs shall only be allowed on parcels adjacent to US-169.
2. All signs not attached to buildings shall be of monument form and constructed of materials that compliment the main building(s).
3. All signs not attached to buildings shall be set in a landscaped bed.
4. Maximum height shall be twenty five (25) feet for property with frontage on US-169 and SH-20.

5. Maximum height shall be twenty (20) feet for property with frontage on all arterial roads.
6. Maximum height for signage shall be ten (10) feet for all other public roads.
7. Full video message boards and signs are prohibited within the Overlay District.

N. BUILDING ORIENTATION

All primary buildings on lots or tracts with frontage on the highway shall be oriented towards the highway. If any such building is on a lot or tract with a second frontage, it shall have equally detailed and prominent facades, constructed of equally high quality materials, facing both the highway and the secondary street. All buildings should be oriented towards the front of the lot, with parking lots towards the rear or alongside buildings.

O. COMMERCIAL DRIVE THROUGH LANES

Drive-through facilities associated with commercial uses shall be architecturally integrated with the building.

Q. OUTDOOR DISPLAY AND SALES

All outdoor display or sales areas shall be shown on the site plan and shall encompass less than 20% of the area of the building footprint. Said display area shall be landscaped to provide definition of the area.

R. SCREENING OF REFUSE COLLECTION AND LOADING AREAS

Refuse collection areas shall be screened in accordance with Chapter 20. In order to reduce the visual and acoustic impacts of these functions on adjacent properties and public streets, non-enclosed service, storage, and off-street loading areas shall be screened with opaque sight-obscuring walls and/or fences of between six feet (6') and eight feet (8') in height made of durable materials. Screening materials shall be the same as, or of equal quality to, the materials used for the primary building and landscaping.