Auto-Oriented Suburban Pattern
Organizing Principle: Land Use
Best Zoning: Conventional

Walkable Urban Pattern
Organizing Principle: Physical Form
Best Zoning: Form-Based
3 systems to implement your vision

Use-Based (Euclidean) Zoning
- Land Use
- Density / FAR
- Building Height
- Administration
- Public Realm

Negotiated / PD (Transactional) Zoning
- Land Use
- Density / FAR
- Building Height
- Administration
- Public Realm

Form-Based Zoning
- Physical Character
- Public Realm
- Compatibility
- Clarity in Administration
- Land Use
The Trend

- Negotiated Zoning
- Base Zoning
4.3 Overuse of PUDs and SPUDs

Overuse of PUD Zoning

Based on the ineffective base zoning districts, it is understandable why the PUD and SPUD (PUD) have been used so much in Oklahoma City. However, over time administration of the PUDs proves challenging because the standards for each PUD need to be maintained and followed as new development or remodels are proposed in the area covered by the PUD. Each PUD is unique and sometimes not by much. But each requires administrative time to manage and time by each applicant to generate.

With physically-based zoning for walkable urban and rural areas, and improved base zoning for auto-oriented suburban areas, PUDs and SPUDs will not be necessary for new applications. Clarification and reliance on other procedures may also remove the need, increase by-right development, and streamline the process overall.

Recommendations

With improved base zoning regulations, the updated Zoning Code should reduce the reliance on and need for PUDs and SPUDs. For parts of the city covered under physically-based standards, PUDs can be an option but will no longer be necessary.

The updated Zoning Code should introduce needed flexibility, while streamlining the permitting process. This is possible if the base zoning districts are effective.

The Zoning Code update should also clarify and create differentiation in the intent and application of Master Plans. Master Plans should be used only when the intent of plan is to be further clarified and detailed in order to guide how the base zoning districts will implement that vision. Master plans should not be used to plan an area that can otherwise be implemented through the updated Zoning Code, including updated procedures.

June 6, 2017

Existing PUDs and SPUDs

Average of 84 per year
or 7 per month

2,599+
Conventional Zoning

• Emphasis on regulation by use
  
  19. Baths, Turkish  
  25. Boxing arena  
  28. Chinchillas, retail sales  
  41. Eleemosynary institutions  
  42. Embalming business  
  95. Physical culture institution  
  109. Potato chip manufacturing  
  127. Tombstones, retail sales  
  135. Turkish bath

• Disconnect between land use, urban form, and design

• Exceptions become the rule
Conventional Zoning

- Emphasis on regulation by use
  - 19. Baths, Turkish
  - 25. Boxing arena
  - 28. Chinchillas, retail sales
  - 41. Eleemosynary institutions
  - 42. Embalming business

- Disconnect between land use, urban form, and design

- Exceptions become the rule
Great at what it wants to prevent

But not at what it intends to make
Base Zoning Standards Ineffective (Use Based)
The Response: Add Layers of Form Regulations
Base Zoning Standards Ineffective (Use Based)
The Response: Add Layers of Form Regulations
Base Zoning Standards Ineffective (Use Based)
The Response: Add Layers of Form Regulations
Base Zoning Standards Ineffective (Use Based)
The Response: Add Layers of Form Regulations
Base Zoning Standards Ineffective (Use Based)
The Response: Add Layers of Form Regulations

Problem: Never Fixed Ineffective Base Zone
A More Direct and Effective System Based on Form

New Form Based Zone
<table>
<thead>
<tr>
<th>Year</th>
<th>2000</th>
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<td>48</td>
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<td>27</td>
<td>5</td>
<td>2</td>
<td>14</td>
<td>12</td>
<td>10</td>
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<tr>
<td>PUDs</td>
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<td>25</td>
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<tr>
<td>W/C</td>
<td>39</td>
<td>21</td>
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<td>18</td>
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<td>26</td>
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<tr>
<td>Percent Standard</td>
<td>33%</td>
<td>10%</td>
<td>4%</td>
<td>33%</td>
<td>23%</td>
<td>21%</td>
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<tr>
<td>% PUD</td>
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<td>49%</td>
<td>33%</td>
<td>26%</td>
<td>28%</td>
<td>23%</td>
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<tr>
<td>% W/C</td>
<td>47%</td>
<td>41%</td>
<td>63%</td>
<td>42%</td>
<td>48%</td>
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<tr>
<td>Percent PUD or W/C</td>
<td>67%</td>
<td>90%</td>
<td>96%</td>
<td>67%</td>
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<td>79%</td>
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<tr>
<td>Percent PUD or W/C</td>
<td>67%</td>
<td>90%</td>
<td>96%</td>
<td>67%</td>
<td>77%</td>
<td>79%</td>
</tr>
</tbody>
</table>
Form-Based Principles

**Rules:** Building form as important as land use regulation

**Emphasis:** Mixed-use and mixed housing types

**Public Realm:** Greater attention to streetscape, design, role of buildings

**Standards:** Intentionally based on context and/or desired context

**Public Process:** Design-focused / informed by existing conditions analysis
THE PEOPLE OF THE STATE OF CALIFORNIA DO
ENACT AS FOLLOWS:

SECTION 1. Section 65302.4 is added to the
Government Code, to read:

65302.4. The text and diagrams in the land use element
that address the location and extent of land uses, and
the zoning ordinances that implement these provisions,
may also express community intentions regarding
urban form and design. These expressions may
differentiate neighborhoods, districts, and corridors,
provide for a mixture of land uses and housing types
within each, and provide specific measures for
regulating relationships between buildings, and between
buildings and outdoor public areas, including streets.

2004
AB 1268

Form-Based Codes become a
legally viable zoning technique
Physical Character

- Nasal bridge
- Pinna
- Tragus
- Nares
- Inner canthus
- Outer canthus
- Ala
- Philtrum
- Angle of jaw
Planning Compared

**Use-Based**
Generally Unaware of Repeating Structure

**Form-Based**
Responds to the Repeating Structure
Is your Zoning working to an integrated purpose?
Regulating Plan

- Regulating Plan does more than regulate land uses, height and setbacks
- Also regulates thoroughfares and your plan’s urban design intentions
- Regulates by environment and its components and characteristics

Urban Design and intensity are clear
The Intent

T4 Village Main Street

9.81.070  T4-Village Main Street (T4MS)

A. Intent
Available, vibrant urban main street serving multiple neighborhoods with commercial, retail, entertainment, and civic uses, public transportation, and small to medium footprint, moderate to high-intensity housing choices, from Cottage Courts to Main Street Buildings and Lined Buildings.
The following are generally appropriate form elements in this zone:


B. Sub-Zones
None

Attached or Detached Buildings
- Narrow to Large Design Site Width
- Small to Large Footprint
- Small to No Front Setbacks
- Small to No Side Setbacks
- Up to 4 Stories
- Ground Floor Flush with Sidewalk
- Shopfronts, Facade, Galleries, Terraces, Decks, Stoops, and Porches only on side streets

General note: The image above is intended to provide a brief overview of the transit zone and is illustrative only.
Form Standards

Key

- ROW / Lot Line
- Building Setback Line
- Facade Zone
- parking Area

I. Building Placement
Build-to-Line (Distance from ROW / Lot Line)

<table>
<thead>
<tr>
<th>Side</th>
<th>100' min.</th>
<th>15' max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (Facade Zone)</td>
<td>0' min.</td>
<td>10' max.</td>
</tr>
<tr>
<td>Side Street (Facade Zone)</td>
<td>0' width</td>
<td>75' 5' max.</td>
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</table>

BTL Defined by a Building

- Front: 100' min.
- Side Street: 60' min.

Setback (Distance from ROW / Lot Line)

<table>
<thead>
<tr>
<th>Front Setback</th>
<th>40' min.</th>
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<tbody>
<tr>
<td>Side Street Setback</td>
<td>0' min.</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>0' min.</td>
</tr>
</tbody>
</table>

Location (Distance from ROW / Lot Line)

<table>
<thead>
<tr>
<th>Front</th>
<th>100' min.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side Street</td>
<td>0' min.</td>
</tr>
<tr>
<td>Rear</td>
<td>0' min.</td>
</tr>
</tbody>
</table>

Miscellaneous

- Distance from Curb Cut/Driveway: 50' max.
- Curb Cut or Parking Driveway Width: 46' max.
- Parking Minimum Spacing: 14' max.

Parking and loading areas shall comply with Section 3.2.040. Required parking may be reduced as set forth in Section 3.2.040 (Parking and Loading).

Residential Uses: 1 per 1,500 sf

Non-Residential Uses: None

Parking Minimum Spacing: 46' max.

- 0' minimum
- 21,000 sf
- 3.3 per 1,000 sf of max.
### 2.3: Use-Table

<table>
<thead>
<tr>
<th>Residential Uses</th>
<th>Downtown Zones</th>
<th>NE</th>
<th>NG</th>
<th>UN</th>
<th>DT-MS</th>
<th>UC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group Home 1</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Home Occupation</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<td>Live-Work 2</td>
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<td>MUP</td>
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</tr>
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<td>Residential 2</td>
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<td>P</td>
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<td>P</td>
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<tr>
<td>Health/Fitness Facility:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>≤ 7</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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</tr>
<tr>
<td>&gt; 7</td>
<td>-</td>
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<td>MUP</td>
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<tr>
<td>Rooming and Boarding House 3</td>
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<td>MUP</td>
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<table>
<thead>
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<th>NE</th>
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<th>UN</th>
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<tbody>
<tr>
<td>Health/Fitness Facility:</td>
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<td></td>
<td></td>
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<tr>
<td>≤ 5,000sf</td>
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<td>&gt; 5,000sf</td>
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<tr>
<td>Library, Museum, Public Art Gallery</td>
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<td>Meeting Facility (public or private)</td>
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<td>P</td>
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<tr>
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<tr>
<td>outdoor</td>
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<tr>
<td>School, College, University (public or private)</td>
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<td>Studio: art, dance, music, etc.</td>
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### Use-Table

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<td>Gasoline/service station</td>
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<table>
<thead>
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<th>Retail and Food Related Uses</th>
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<tbody>
<tr>
<td>Alcohol Sales - Off Site</td>
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</tr>
</tbody>
</table>

### Key

- P: Permitted
- MUP: Minor Use Permit
- CUP: Conditional Use Permit
- TUP: Temporary Use Permit
- Not Permitted
3.3.110 Courtyard Building

**A. Description**

One or more structures that contain multiple attached and stacked units, accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This type is typically integrated sparingly into lower-intensity neighborhoods or more consistently into medium-intensity neighborhoods, and can be applied in non-residential contexts. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

**House-Scale Building**

- **Linear:**

  - Width: 15'-0" max.
  - Depth: 30'-0" max.

- **Secondary Wing:**

  - Width: 15'-0" max.
  - Depth: 30'-0" max.

**Accessory Structures:**

- No accessory structures are allowed.

- Buildings at least 75'-0" wide shall apply an overhang to front or side street facades per Section 3.3.170.A. (Oriel).

**B. Elevation:**

- The main entry of ground floor units shall be directly off of a courtyard or a street.
- Courtyard shall be directly off of a street.
- No more than 3 units may enter from one side or corridor.
- Pedestrian connections shall link all buildings to the public ROW, courtyards, and parking areas.
- Passageways through buildings (balconies and other similar passageways) shall be provided to connect multiple courtyards.

**C. Building Size and Massing**

- Max. Number of Stories: 1-3 stories
  - 3 stories
- Height shall also comply with Subsection D of the Zone standards.

**D. Allowed Frontage Types**

- **Perch:**
  - Projecting: 3'-0" max.
- **Porch:**
  - Engagement: 3'-0" max.
- **Steps:**
  - 3'-0" max.
- **Terrace:**
  - 3'-0" max.

**Key**

- **ROW / Lot Line**
- **Building**
- **Setback Line**
- **Private Open Space**
- **Frontage**

**Legend:**

- **General Note:** Photos on this page are illustrative, not regulatory.
Frontages

3.4.080 Forecourt

A. Description
The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court, extending the public realm into the lot. The space may be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

Key:
- ROW / Lot Line
- Setback Line/BTL

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B. Size
Width, Clear: 12" min.
Depth, Clear: 12" min.
Ratio, Height to Width: 2.1 max.
Height from sidewalk: 4' max.

C. Miscellaneous
The proportions and orientation of these spaces shall comply with the diagram below for solar orientation and user comfort.

Forecourt visually extends the public realm into the retail and office lot.

Key:
- ROW / Lot Line
- Setback Line/BTL

A. Description
The main facade of the building is at or near the frontage line with an entrance area along the sidewalk. This type is intended for retail use, has substantial glazing between the shopfront base and the ground floor ceiling, and may include an awning that overlaps the sidewalk. This type may be used in conjunction with other frontage types allowed in the zone.

Key:
- ROW / Lot Line
- Setback Line/BTL

B. Size
Distance between Gazing: 2' max.
Ground Floor Transparency: 75% min.
Depth of Recessed Entries: 5' max.
Shopfront Recesses: 8" min.; 30" max.

C. Awning
Depth: 4' min.
Setback from Curb: 2' min.
Height, Clear: 8' min.

D. Miscellaneous
Residential windows are not allowed.
Doors may be recessed when main facade is at BTL.
Operable and open-ended awnings are allowed.
Runnelled and heaped awnings are not allowed unless part of a historically designated building.
Decorative awning-style doors/windows or other operable windows that allow the space to open to the street are subject to Director approval.

Sample opening with large windows and minimum shopfront base according to the display.

Shopfront with recessed entry and sample large windows.

General Note: Photos on this page are illustrative, not regulatory.
Streets and Civic Spaces

A. Descriptions
Community-wide focal points primarily for civic purposes and commercial activities. Plazas are typically landscaped with planting as accents. Commercial activities are subordinate to Civic activity. Appropriate civic elements: community facility < 5,000 G.S.F., fountains, benches, service area: Multiple Neighborhoods

B. General Character
Formal, urban
Combination of landscaped & planted areas in formal patterns
Spatially defined by buildings and tree lined streets
Civic element provided

C. Size and Location
Area: 1/2 acre min.
Depth: 80 ft. min.
Width: 150 ft. min.

D. Typical Uses
Civic uses
Commercial uses in support of civic uses
Passive recreation

General Notes: Improve on that space are architectural and aesthetic.
The built environment: Repeating Patterns

Streets, Buildings, Frontages, Civic Spaces, Land Uses…….
The built environment: Physical Character and Scale
But that’s not how use-based (conventional) zoning does it
Use-based zoning says they’re nearly the same

Density = 30

180 units

= 29

5 units
Physically, they’re nearly the same

Density = 53
3 units

= 82
6 units
Use-Based zoning says they’re the same

FAR = 1.2
F.A.R. is a measuring tool

1 Story

100% covered by 1-story bldg

FAR = 1.0

2 Stories

50% covered by 2-story bldg

FAR = 1.0

4 Stories

25% covered by 4-story bldg

FAR = 1.0

FAR is a great and fast measuring tool but should not be used to drive design or decision-making; best as a ‘resultant’ factor
Conventional zoning formula applied regardless of lot size

Intended context?
Intended outcomes?
Adjacencies and Compatibility?
Potential is applied despite size differences

Small
typically
over-zoned

Medium

Large
typically
under-zoned
Compliant but incompatible
Two different, adjacent environments affecting each other
Height is important but not everything

3-4 story Corridor Building          2-story house
What about other factors?

- Building Width
- Building Length
- Transitions along side streets
Adjusting for the ‘Neighborhood Side’

- Building Width
- Building Length
- Transitions along side streets
Make your Zoning predictably deliver the vision