

**CITY OF MOORE
ORDINANCE 1013.22**

AN ORDINANCE AMENDING PART 12, CHAPTER 4, ARTICLE C, BY ADDING SECTION 12-408 TRADITIONAL NEIGHBORHOOD REGULATIONS; ESTABLISHING LOT, AREA, AND BUILDING REQUIREMENTS FOR NEW DEVELOPMENT WITHIN THE ORIGINAL TOWNSITE AND THE ELECTRIC ADDITION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOORE, OKLAHOMA THAT PART 12, CHAPTER 4, ARTICLE C, SECTION 12-408 TRADITIONAL NEIGHBORHOOD REGULATIONS IS HEREBY ADDED TO READ AS FOLLOWS:

SECTION 1: **ADOPTION** “Sec 12-408 Traditional Neighborhood Development Regulations” of the Moore Land Development Code is hereby *added* as follows:

ADOPTION

Sec 12-408 Traditional Neighborhood Development Regulations(*Added*)

A. The traditional neighborhoods of the Original Townsite, more commonly referred to as Old Town, and the Electric Addition are unique in that they were platted and developed prior to the City of Moore zoning regulations resulting in non-conforming lots that are not developable under the current Moore zoning code. The regulations found within this Section are intended to:

1. Encourage new and infill development within these neighborhoods that are compatible with the traditional character of these neighborhoods;
2. Protect the value and special identity that these neighborhoods possess and help them grow into a sense of place for all of Moore to enjoy;
3. Reduce conflict and prevent blighting caused by incompatible and insensitive development; and
4. To ensure the harmonious, orderly and efficient growth and redevelopment of the city.

B. In accordance with 11 OS 43-101 Et. Seq., the City of Moore creates Traditional Neighborhood Development Regulations that shall apply to all development, redevelopment or renovations in the Original Townsite and Electric Addition Neighborhoods, as described below. However, nothing in these regulations shall be interpreted as nullifying approved Planned Unit Developments (PUDs). When these regulations are in conflict with other development regulations found within the City of Moore Zoning Code, these regulations shall prevail.

1. Original Townsite- An area bounded by S. 4th Street to the south, Interstate 35 to the west, N. 3rd Street to the north, and 270' east of Turner Avenue to the east.

2. Electric Addition- An area bounded by SW. 4th Street to the south, Telephone Road to the west, NW. 1st Street to the north, and Interstate 35 to the east, but excluding Lot 1, Block 1 of the Oncue 118 Addition.

C. All primary structures shall meet the established Build-To Line (BTL) found below. The intent of a BTL is to ensure that new primary structures are placed in a manner that is compatible and consistent with the placement characteristics of the existing neighborhood, and to maintain a consistent building line. If existing structures are close to the street with shallow or no front yard setbacks, so too should be the infill development.

1. For residential structures within the Original Townsite, the BTL shall be fifteen (15) feet from the front property line, unless a minimum of fifty-one (51) percent of the structures on the same block have a setback greater or smaller than fifteen (15) feet, at which case the primary structure shall be located at the average setback of the majority of the structures, as determined by the Community Development Director or their designee.
2. For commercial structures within the Original Townsite, the BTL shall be at the property line. For lots over fifty (50) feet wide, twenty-five (25) percent of the building may be set back farther than the property line, except that on corner lots the BTL shall be at the property line.
3. For residential structures within the Electric Addition, the BTL shall be twenty (20) feet from the front property line, unless a minimum of fifty-one (51) percent of the structures on the same block has a setback greater or smaller than twenty (20) feet, at which case the primary structure shall be located at the average setback of the majority of the structures, as determined by the Community Development Director or their designee.

D. Side yard requirements are as follows:

1. For interior lots, the minimum depth of a side yard shall be five (5) feet on each side;
2. For corner lots, the setback shall match the setback of adjacent structures, but shall not exceed fifteen (15) feet from the side property line; and
3. For commercial lots, the side yard setback shall be a maximum of five (5) feet. A zero-lot line may be utilized upon approval of the Community Development Director or their designee and the Fire Marshal if not adjacent to residential structures.

E. Rear Yard requirements are as follows:

1. The minimum depth of a rear yard shall be fifteen (15) feet;
2. Accessory buildings and garage apartments shall be a minimum of ten (10) feet from the rear lot line; and
3. For commercial lots, the rear yard setback shall be five (5) feet if abutting residential land use or zoning. A zero-lot line may be utilized upon approval of the Community Development Director or their designee and the Fire Marshal.

F. Lot width requirements are as follows:

1. For a single-family dwelling, each lot shall have a minimum frontage of fifty (50) feet when measured at the front property line;
2. For a two-family dwelling, each lot shall have a minimum frontage of seventy-five (75) feet when measured at the front property line;
3. For a single-family dwelling with an accessory dwelling unit, each lot shall have a minimum frontage of fifty (50) feet when measured at the front property line; and
4. For commercial lots, each lot shall have a minimum frontage of twenty-five (25) feet when measured at the front property line.

G. Intensity of use requirements are as follows:

1. For a single-family dwelling and two-family dwelling, each lot must contain a minimum of six thousand (6,000) square feet;
2. For a single-family dwelling and two-family dwelling with a garage apartment, each lot must contain a minimum of seven thousand (7,000) square feet; and
3. For a commercial building, each lot must contain a minimum of thirty five hundred (3,500) square feet.

H. Coverage requirements are as follows:

1. Not more than forty (40) percent of the lot area shall be covered by the dwelling;
2. Not more than twenty (20) percent of the rear yard shall be covered by accessory buildings; and
3. Commercial lots shall be allowed a maximum of one hundred (100) percent of the lot area to be covered by the building only if parking requirements are met off-site as determined by the Community Development Director, or their designee.

I. Accessory Dwelling Units (ADUs), also known as carriage houses, granny flats, or garage apartments, shall be allowed in Traditional Neighborhoods. The following regulations for ADUs shall apply:

1. An ADU may be constructed in the rear yard and setback from the main dwelling unit by a minimum of ten (10) feet;
2. An ADU shall not exceed a maximum square footage of six hundred (600) square feet;
3. An ADU shall share the driveway of the main structure. No additional driveway shall be permitted to serve the ADU;
4. An ADU shall be serviced from the same water meter as the main dwelling unit;
5. Any lot containing an ADU shall not be split to allow the ADU to become the primary dwelling of a new lot; and
6. Parking for an ADU shall be provided for on the property of the main dwelling unit and shall consist of concrete, or gravel. A minimum of 1 parking space shall be provided for the ADU.

J. Residential Building Requirements

1. Each residence shall have at least one (1) primary pedestrian doorway for access to the dwelling located on the elevation facing the front lot line of the property, or within eight (8) feet of the most forward plane of the house, and clearly visible from the street or public area adjacent to the front lot line. On corner lots, the pedestrian doorway may be located facing any adjacent street.
2. The front façade, or the most architecturally significant elevation of the building which shall include a combination of a front door or main entrance, windows, porches or other building articulation as approved by the Community Development Director or their designee, and shall be oriented towards the street, not to a side lot line or interior court. On a corner lot, the front façade may be oriented towards either street.
3. Garages shall not be required for residential homes. When garages are constructed that are attached to the home, the garage door(s) shall not exceed fifty (50) percent of the front façade width and shall be set back twenty (20) feet from the Right of Way line. Detached garages shall be located behind the home in the rear yard.

1.

K. Commercial Building Requirements

1. All buildings must have a primary entrance that faces the street.
2. Loading docks, overhead doors, and other service entries may not be located on street-facing facades.
3. Encroachments into the Right-of-Way shall be allowed, however no encroachment of any kind may impede vehicular or pedestrian access and all ADA regulations. A maximum encroachment of five (5) feet shall allowed. Encroachments shall be limited to canopies, awnings, balconies and projecting wall signs. No pole signs shall be allowed within the Right-of-Way.
4. Any street-facing building façade wider than seventy five (75) feet shall incorporate windows and façade articulation to avoid monotonous streetscapes and reinforce the neighborhood scale. Such buildings shall be designed with roofline modulations, horizontal articulation, architectural projections, or architectural recessions to break up the façade, as approved by the Community Development Director or their designee.

L. Commercial Site Requirements

1. A reduction in required on-site parking may be allowed if the building is located on a block with dedicated on-street parking as approved by the Community Development Director or their designee.
2. On-site parking shall be located behind the primary building whenever possible. If not possible due to terrain, utilities, or other pre-existing physical impediments, parking may be placed at the side of the building, however parking lots shall not be located at the hard corner of an intersection involving a street or alleyway.
3. Parking may be accessed from an alley if present.
4. Parking drives are highly discouraged along Broadway and Main Street and shall only be permitted if there is no other option for access to parking areas. If a property has frontages on both Broadway and Main, then the parking drive shall be located on Broadway.

5. Landscaping Regulations for new commercial construction may be reduced to include five (5) percent of the site required as open space and 1 tree and 2 shrubs for every four hundred (400) square feet of open space required. The trees and shrubs may be placed in the side or rear yard setback. Parking lots located behind the primary structure and not visible from a street shall be exempt from parking lot landscaping requirements.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

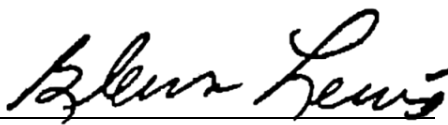
SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

PASSED AND ADOPTED BY THE CITY OF MOORE COUNCIL JULY 18, 2022.

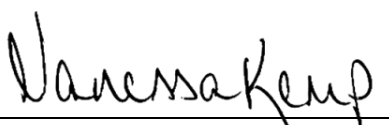
	AYE	NAY	ABSENT	ABSTAIN
Glen Lewis, Mayor	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Danielle McKenzie, Ward 1	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Adam Webb, Ward 1	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Melissa Hunt, Ward 2	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Mark Hamm, Ward 2	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Louie Williams, Ward 3	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Jason Blair, Ward 3	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



 Glenn Lewis, Mayor, City of Moore



 Vanessa Kemp, City Clerk City of Moore

Randy C. Brink

Randy C. Brink, City Attorney,
Approved as to Form, City of Moore

