

ORDINANCE NO.

AN ORDINANCE AMENDING THE COWETA ZONING CODE OF THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA, MORE SPECIFICALLY CHANGING CHAPTER 16, SECTION 1620 USES PERMITTED GENERALLY, OF THE COWETA ZONING CODE WITHIN THE CITY OF COWETA, OKLAHOMA; ESTABLISHING PENALTIES FOR NON-COMPLIANCE, REPEALING ALL ORDINANCES TO THE CONTRARY, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA, THAT, TO-WIT:

SECTION I. Chapter 16 Section 1620 Uses Permitted Principal Generally, of the Coweta Zoning Code is hereby amended to read as follows:

SECTION 1620 USES PERMITTED GENERALLY

The types of residential dwelling units, and the types of non-residential uses allowed to be established in these districts increase with increasing site size, based upon the premise that increased site size will allow proper design including functional interrelations, buffer treatments, separating uses with potentially incompatible characteristics of use, design of access pattern:, and relationship of uses within such planned unit developments with uses in adjacent districts. It is the intent of this Ordinance that such design and planning features be incorporated properly into any PUD district hereafter created, and that the Planning Commission and City Council may consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such a district. The permitted principal uses for various site sizes and types of PUD districts are the uses enumerated for the zoning districts listed below.

| <u>Site Size in Acres</u> | <u>PUD-R</u> | <u>PUD-C</u> |
|---------------------------|--------------|--------------|
| Less than 20 | RM-I | CG, IL |
| 20 to less than 50 | RM-I, CN | CG, IL |
| 50 to less than 80 | RM-I, CG | CG, IL |
| 80 or more | RM-I, CG | CG, IH |

When uses for more than one district are permitted, the uses of the less restrictive district be permitted.

Accessory uses and structures may be permitted as for the least restrictive districts indicated in above for any specific site size.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, are hereby repealed. If any parts hereof shall be held invalid or ineffective, the remaining portions shall not be affected but remain in full force and effect.

SECTION 3. That an emergency exists for the preservation of the public health, peace and safety, and therefore that this ordinance shall become effective from and after the time of its passage and approval.

PASSED AND APPROVED with the emergency clause voted upon separately this 4th day of May, 2020.

Evette Morris, Mayor

ATTEST:

Julie Casteen, City Clerk

APPROVED:

Ronald D. Cates, City Attorney