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# Memorandum

To: Planning Commission  
From: Tom E Young Jr, City Planner  
Re: Chapter 16, Section 1620 Uses Permitted Generally  
Date: 04-27-2020

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## **BACKGROUND**

This public hearing before the Planning Commission has been initiated by staff to amend language of the Coweta City Zoning Code with regard to specifically Chapter 16, Section 1620-Uses Permitted Generally.

This amendment will amend the permitted principal uses for various site sizes and types of PUD districts, specifically Chapter 16, Section 1620-Uses Permitted 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 will be permitted.

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

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission recommend approval of this proposed ordinance to the City Council.

**ATTACHMENTS**

1. Proposed ordinance amending Chapter 16, Section 1620-Uses Permitted Generally.