

CHAPTER 11

CG GENERAL COMMERCIAL

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SECTION 1100 GENERAL DESCRIPTION

Description

This district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as a special exception subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.

SECTION 1110 PERMITTED PRINCIPAL USES

Included Uses

- (a) Offices.

Offices, studios, medical and dental laboratories, and certain other compatible or supporting services. The Office Uses included in when located on a 40-acre tract or larger, may be approved as a Specific Use Permit. See Chapter 26.

- (1) Abstract Company
- (2) Advertising Agency
- (3) Artist's Studio
- (4) Bank
- (5) Broadcasting or Recording Studio Business School
- (6) Computing Service
- (7) Copying Service
- (8) Data Processing Service
- (9) Dental Offices, Clinics, Laboratories
- (10) Doctor's Office
- (11) Drafting Service
- (12) Employment Agency
- (13) Financial Institution, other than pawn shop

- (14) Funeral Home
- (15) General Business Offices, excluding on premise sale of Merchandise
- (16) Interior Design Consultant
- (17) Medical Offices, Clinics, Laboratories
- (18) Office and Studio
- (19) Office Building
- (20) Optician or Optical Laboratories
- (21) Photography Studio
- (22) Prescription Pharmacy, provided that no sundry or other merchandise is sold or offered for sale
- (23) Professional services such as accountants, architects, attorneys, engineers, planners or realtors
- (24) Studio or School for teaching ballet, dance, drama, fine arts, music, language, business or modeling
- (25) Therapeutic Massage, Licensed or Certified*
- (26) Ticket Office
- (27) Transportation Ticket Office
- (28) Travel Agency
- (29) Veterinary establishments, provided that all animals are kept within suitably designed sound proof, air-conditioned buildings, excluding boarding services
- (30) Bus Station

* Certification is required from the National Certification for Therapeutic Massage Body Work or certification of completion of a program of therapeutic massage from a school licensed by the Oklahoma Board of Private Vocational Schools.

(b) Eating and drinking establishments, other than drive-ins

Eating places offering on premises consumption of food and drink within the principal structure and/or providing carry out service if no curb service is provided, and if no in-car on premises consumption is permitted. Use is established in recognition of the desirability of providing dining facilities in certain environments in which commercial facilities of a higher use intensity would be objectionable.

- (1) Café
- (2) Cafeteria
- (3) Coffee shop
- (4) Delicatessen
- (5) Restaurant, and other similar eating establishments**

** An accessory use bar which is customarily incidental and subordinate to a principal use restaurant is included in this Use.

Use Conditions: Eating and drinking establishments

1. The uses included, when located within a district other than an R District and located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or

lines in common with the R District.

2. The uses shall take place within a completely enclosed building, except outdoor customer seating is permitted, whether uncovered or covered by a tent or canopy, provided:
 - a. Outdoor customer seating area shall abut the building wall of the business, but extend no closer to the street than the building setback requirements;
 - b. Outdoor customer seating area shall not occupy or use required parking spaces access aisles;
 - c. Outdoor customer seating area exceeding 10% of the indoor building floor area of the principal use shall be considered floor area for purposes of determining off-street parking and loading requirements as set forth herein; and,
 - d. Noise from any outdoor entertainment activity shall not be audible from any abutting R district.

(c) Drive-in restaurants

Eating establishments providing curb service or offering food or drink for on-premise consumption within parked motor vehicles, or permitting the on-premise consumption of food or drink within a parked motor vehicle or outside the principal structure.

Use Conditions: Drive-In Restaurants

1. The uses included, when located within a district other than an R District and located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

(d) Convenience goods and services

Retail trade and service establishments which are desirable conveniences in Commercial Districts. Is established to permit the location of convenience goods and services in certain environments in which commercial facilities of higher use intensity would be objectionable.

1. Retail Trade Establishments

- (1) Drug Store
- (2) Florist
- (3) Food:
- (4) Bakery
- (5) Candy & confection and/or nut store
- (6) Dairy store
- (7) Food specialty store Grocery
- (8) Health food store

- (9) Ice cream store
- (10) Gift, Novelty, Souvenir Shop
- (11) Liquor Store
- (12) Meat Market
- (13) Newsstand
- (14) Souvenir Shop
- (15) Tobacco Store

2. Service Establishments

- (1) Courier
- (2) Dry Cleaning and Pick up
- (3) Barber Shop
- (4) Beauty Shop
- (5) Florist
- (6) Laundry Service and Pick up
- (7) Tanning Salon

(e) Shopping goods and services

Retail establishments engaged in the merchandising of shopping goods and services.

1. Retail Trade Establishments

- (1) Antique Shop
- (2) Appliance Repair
- (3) Appliance Store
- (4) Art Gallery, commercial
- (5) Artist Supply Store
- (6) Automobile Parts and Accessories Store
- (7) Bait Shop and Fishing Tackle Sales
- (8) Bicycle Shop
- (9) Book Store
- (10) Business and Office Machine Sales Establishment
- (11) Camera and Photographic Supply Store
- (12) Clothing and Accessories Store Computer Sales
- (13) Cosmetic Shop
- (14) Department Store
- (15) Dressmaking Shop
- (16) Dry Goods Store
- (17) Feed Store
- (18) Fur Storage
- (19) Furrier and Fur Shop
- (20) Garden Supply Store (open air sales)
- (21) Fruit and Vegetable sales (open air sales)
- (22) Christmas tree sales (open air activities sales)
- (23) Plant sales (open air activities and sales)
- (24) Hardware Store

- (25) Hobby Shop
- (26) Home Furnishings Establishment selling such items as: appliances, china, glassware and metal ware, draperies, carpets, curtains, upholstery, floor coverings and furniture
- (27) Jewelry Store and Jewelry Repair
- (28) Laundry, Not Self-Service
- (29) Leather Good and Luggage Store
- (30) Medical, Dental and Orthopedic Appliances and Supply Store
- (31) Monument Sales and Engraving, excluding Shaping
- (32) Musical Instrument and Supply Store
- (33) Office Furnishing Establishment
- (34) Office Machine Sales
- (35) Office Supplies Store
- (36) Paint Store
- (37) Pawn Shop
- (38) Pet Shop
- (39) Phonograph and Record Shop
- (40) Photography Supply Store
- (41) Radio and Television Sales
- (42) Record Shop
- (43) Reducing Salon
- (44) Shoe Repair Shop
- (45) Shoe Store
- (46) Shopping Goods and Services
- (47) Sporting Goods Store
- (48) Stationery Store
- (49) Tailor Shop
- (50) Toy Shop
- (51) Variety Store
- (52) Wall Paper Store
- (53) Wig Shop

2. Retail Building Material Establishments, exclusive of fabrication or repair:

- (1) Air Conditioning and Heating Sales
- (2) Building Materials
- (3) Electrical Supply
- (4) Plumbing Fixtures

3. Service Establishments

- (1) Caterer
- (2) Costume Rental Service
- (3) Dry Cleaning Establishment Limited to 3,000 SF maximum floor area
- (4) Automobile Service Station and repair Garages (Tires sales and repair).
- (5) Gun Smith
- (6) Household Appliance Repair
- (7) Interior Decorating

- (8) Laundromat, Self-Service
- (9) Locksmith
- (10) Automotive Service and Repair Garages (except painting).
- (11) Oil and Lubrication Service (three bay maximum)
- (12) Photo finishing
- (13) Picture Framing
- (14) Printing and Publishing Services
- (15) Radio and Television Repair
- (16) Reproduction Sales, Services and Bindery
- (17) Self Service Laundromat
- (18) Tire Sales service and repair.
- (19) Tune-up Service (three bay maximum)
- (20) Veterinarian Clinic, small animals and excluding outside animal runs
- (21) Watch and Jewelry Repair
- (22) Wedding Chapel

(f) Other Trades and services

Trade establishments primarily providing business and household maintenance goods and services ordinarily not found in the primary retail districts because of differing market and site requirements.

1. Trade establishments, including incidental fabricating, processing, installation and repair

- (1) Air Conditioning and Heating
- (2) Bakery, Wholesale
- (3) Bottled Gas
- (4) Carpeting
- (5) Decorating, Interior
- (6) Fence
- (7) Fuel Oil Sales
- (8) Furniture Repair
- (9) General Merchandising Establishment, NEC
- (10) Glass
- (11) Greenhouse, retail sales
- (12) Heating Equipment, Fabrication, Installation,
- (13) Ice Plant
- (14) Lumber Yard
- (15) Model Homes (for display only)
- (16) Plastic Materials
- (17) Plumbing Shop
- (18) Portable Storage Building, sales
- (19) Vending Machines, sales and services

2. Service Establishments

- (1) Disinfecting and exterminating services
- (2) Janitorial service

- (3) Newspaper publishing
- (4) Window cleaning

3. Other Services

- (1) Dry Cleaning/Laundry, 7,000 SF maximum floor area

4. Contract Construction Service

- (1) Air Conditioning
- (2) Carpentry Decorating
- (3) Electrical
- (4) Exterminating Service
- (5) Furnace Cleaning
- (6) Landscaping
- (7) Painting
- (8) Paper Hanging
- (9) Plastering
- (10) Plumbing
- (11) Sign Painting
- (12) Tile Setting

5. Business Service

- (1) Armored Car Service
- (2) Courier
- (3) Limousine Service

6. Personal Services

- (1) Auctioneer
- (2) Bindery
- (3) Cabinet Maker
- (4) Drapery Service
- (5) Frozen Food Locker
- (6) Kennel, SUP - See Chapter 26
- (7) Linen Supply
- (8) Packing and crating of household and other similar goods
- (9) Rug Cleaning and Repair
- (10) Tattoo Parlor
- (11) Taxidermist
- (12) Veterinarian Hospital, Livestock
- (13) Woodworking Shop

7. Repair Services

- (1) Armature Rewinding Service
- (2) Business Machine Repair Computer Repair
- (3) Data Processing Machine Repair

- (4) Electrical Repair Service
- (5) Furniture
- (6) Household Appliances
- (7) Mattresses and Pillows
- (8) Re-upholstery
- (10) Rug Repair

(g) Automotive and allied activities

1. Sales

- (1) Agricultural Implement
- (2) Sales Aircraft Sales
- (3) Automobile Sales, new and used
- (4) Boat Sales
- (5) Camper Sales
- (6) Manufactured Home
- (7) Sales Motorcycle Sales
- (8) Recreational Vehicle (RV) Sales
- (9) Truck Sales

2. Services

- (1) Automobile Rental
- (2) Auto Wash
- (3) Vehicle Repair and Service Wheel Alignment and Brake (except painting)

(h) Hotel, motel and recreation facilities

Hotels, motels and commercial amusement establishments ordinarily not requiring large sites and which have use characteristics permitting their location in or near developed commercial trade areas.

- (1) Billiard Center, Family
- (2) Bingo Facility, Commercial
- (3) Bowling Alley
- (4) Dance Hall
- (5) Enclosed Commercial Recreation Establishments, Gymnasium
- (6) Health and Fitness Center
- (7) Hotel*
- (8) Ice Skating Rink
- (9) Motel*
- (10) Motion Picture Theater, Enclosed
- (11) Racquetball Club
- (12) Rifle and Skeet Range, SUP
- (13) Gun Club, Enclosed, SUP
- (14) Skating Rink, Enclosed
- (15) Slot Car Track
- (16) Swimming Pool, Enclosed

- (17) Tennis Club
- (18) Video Games
- (19) Country clubs and golf courses, miniature golf courses and driving ranges

*An accessory use bar which is customarily incidental and subordinate to a principal use hotel or motel is included in this Use Unit.

(i) Community Services, Cultural and Recreational Facilities

Community services, cultural and recreational facilities which are needed in residential areas to serve the residents or need a residential environment, but which are or can be objectionable to nearby residential uses.

- (1) Civic Centers
- (2) Community Center
- (3) Recreational Facility
- (4) Hospital
- (5) Police Department
- (6) Fire stations
- (7) Libraries
- (8) Public Tennis Courts
- (9) Parks, playgrounds and playfields.

(j) Passenger terminals.

(k) Utility substations.

(l) Children's Day Nursery

(m) Adult Day Care

(n) Signs subject to the provisions of Chapter 18.

(o) Commercial parking lots and parking garages.

(p) Uses which utilize open air activities and sales *

- (1) Christmas tree sales
- (2) Fruit and vegetable sales
- (3) Plant sales
- (4) Other

* Open air activities shall include sales from trucks, trailers, pickups and other vehicles requires an itinerant vendor license

Use Conditions:

1. Change in use of an existing establishment shall effectively void any nonconforming use status and compliance with site plan review is therefore required.
1. The uses when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.
2. Certain uses require approval of a Specific Use Permit. See Chapter 26.
4. Certain uses, where permitted by Special Exception or by Specific Use Permit (see also Chapter 26), are subject to the following requirements:
 - a. The permitted uses shall not interfere with or detrimentally affect any adjoining or nearby residential properties.
 - b. Traffic circulation shall be reviewed and approved by the City Engineer, including the location of ingress and egress points.
 - c. The subject tract of land (proposed development site) shall have either a minimum of 150 feet of frontage on a designated major arterial street or a minimum of 50 feet of frontage on a non arterial street.

SECTION 1120 PERMITTED ACCESSORY USES AND STRUCTURES

- (a) Signs subject to the provisions of Chapter 18.
- (b) Structures and uses which:
 - (1) Are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures;
 - (2) Are located wholly on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
 - (3) Do not involve operations not in keeping with the character of the area.

SECTION 1130 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 21.

- (a) Community services, cultural and recreational facilities

Community services, cultural and recreational facilities which are needed in residential areas to serve the residents or need a residential environment, but which are or can be objectionable to nearby residential uses. These uses are permitted by Special Exception.

- (1) Aquarium.
 - (2) Art Gallery (not operated for profit).
 - (3) Assisted Living Center.
 - (4) Care Home.
 - (5) Children's Home (i.e. orphanage).
 - (6) College.
 - (7) Community Group Home subject to the provisions of Section 211.
 - (8) Day Camp.
 - (9) Day Care Home.
 - (10) Elderly/Retirement Housing.
 - (11) Extended Care Facility.
 - (12) Hospital.
 - (13) Life Care Retirement Center.
 - (14) Marina.
 - (15) Monastery.
 - (16) Novitiate.
 - (17) Planetarium.
 - (18) University.
- (b) Governmental Services, Post Office
- (c) Lodges, denominational student centers, civic or fraternal uses, excluding residential uses.
- (d) Sanitarium
- (e) Temporary borrow pits for fill dirt and top soil.
- (f) Wholesaling and distribution establishments not containing over 20,000 sq. ft. of area for storage of wares to be wholesaled or distributed.

SECTION 1140 USES PERMITTED BY SPECIFIC USE PERMIT

The following uses may be permitted as Specific Use Permit by the Planning Commission and City Council in accordance with the provisions contained in Chapter 26.

Community services, cultural and recreational facilities which are needed in residential areas to serve the residents or need a residential environment, but which are or can be objectionable to nearby residential uses. These uses are permitted by Specific Use Permits. See also Chapter 26.

- (a) Community services, cultural and recreational facilities
- (1) Churches and other places of worship, including educational buildings related thereto.

- (2) College or University Hospital.
 - (3) Commercial Resort Facilities (Minimum acreage Requirement of 40 acres).
 - (4) Commercial Theme Parks.
 - (5) Convalescent Home.
 - (6) Cultural or Heritage Centers.
 - (7) Emergency and Protective Shelter.
 - (8) Golf Course.
 - (9) Golf Driving Range.
 - (10) Gun Club, Enclosed.
 - (11) Halfway House
 - (12) Homeless Center.
 - (13) Museum.
 - (14) Nursing Home.
 - (15) Public Schools.
 - (16) Public or Private Attractions.
 - (17) Private Schools with comprehensive education curriculum.
 - (18) Rehabilitation Centers
 - (19) Residential Treatment Center.
 - (20) Rifle and Skeet Range.
 - (21) Transitional Living Center.
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- (b) Adult Detention Center/Correctional Facility.
 - (c) Airport-Heliport.
 - (d) Bed and Breakfast.
 - (e) Cemeteries
 - (f) Convict Pre-Release Center.
 - (g) Correctional Community Treatment Center
 - (h) Crematory.
 - (i) Detention Center Juvenile-Adult.
 - (j) Electric Generation Plant &/or Sub-Station.
 - (k) Juvenile Delinquency Center.
 - (l) Kennel.
 - (m) Mini-storage.
 - (n) Mixed Use.
 - (o) Offices use when located on a 40-acre or larger tract.

- (p) Prison.
- (q) Recycling Center.
- (r) Refuse Transfer Station.
- (s) Transmitting Tower (excluding amateur radio tower).
- (t) Trade Schools
 - (1) Barber
 - (2) Beauty
- (u) Adult Entertainment Establishments

Businesses which cater primarily to adults 21 years of age and above and which sell and serve intoxicating beverages and/or low-point beer (as defined by Oklahoma Statutes) on the premises and all Sexually Oriented Businesses. Adult Entertainment Establishments require approval of a Specific Use Permit. See Chapter 26

- (1) Bar/Tavern.
- (2) Beer Bar.
- (3) Billiard Parlor/Pool Hall.
- (4) Night Club.
- (5) Private Club.
- (6) Sexually-Oriented Business.

Use Conditions:

1. Adult Entertainment Establishments and Sexually Oriented Businesses require approval of a Specific Use Permit. See Chapter 26.
2. The uses included in, when located on a lot which is abutting an R district shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district.
3. Adult Entertainment Establishments, other than Sexually Oriented Businesses, shall meet the following spacing standards provided, however, that the spacing standards shall not apply to accessory use bars as defined in this Code:
 - a. Public entrance doors shall be located at least 50 feet from an R District, which shall be measured in a straight line from the nearest point on a residential zoning district boundary line (not including residentially zoned expressway right-of-way) to the nearest public entrance door of the Adult Entertainment Establishment; and

- b. Shall be located a minimum of 300 feet from a public park, school or church, which shall be measured from the nearest point on the property line of a park, school or church to the nearest public entrance door of the Adult Entertainment Establishment measured along the street right-of-way line providing the nearest direct route usually traveled by pedestrians between such points. For purposes of determining measured distance, property situated on the opposite side of the street from such park, school or church shall be considered as if it were located on the same side of the street with the park, school or church; and
 - c. Shall be spaced 300 feet from any other Adult Entertainment Establishment listed in, which 300 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which said business is conducted, to the nearest point of the wall of the portion of the building in which another adult entertainment business is conducted.
 - d. Church, as used herein, shall mean all contiguous property owned or leased by a church upon which is located the principal church building or structure, irrespective of any interior lot lines.
 - e. School, of the type which offers a compulsory education curriculum, as used herein, shall mean all contiguous property owned or leased by a school upon which is located the principal school buildings irrespective of any interior lot lines.
4. The uses included shall take place within a completely enclosed building, except outdoor customer seating is permitted, whether uncovered or covered by a tent or canopy, provided:
- a. Outdoor customer seating area shall abut the building wall of the business, but extend no closer to the street than the building setback requirements;
 - b. Outdoor customer seating area shall not occupy or use required parking spaces or access aisles;
 - c. Outdoor customer seating area exceeding 10% of the indoor building floor area of the principal use shall be considered floor area for purposes of determining off-street parking and loading requirements as set forth herein; and
 - d. Noise from any outdoor entertainment activity or speakers shall not be audible from any abutting R District.

(v) Commercial Recreation: Intensive

Description

Commercial recreation facilities, the principal activities of which are usually open-air and located in undeveloped, outlying sections of the City. All uses in this category require approval

of a Specific Use Permit. See also Chapter 26.

Included Uses

- (1) Amphitheater
- (2) Amusement Activities, NEC
- (3) Arena
- (4) BMX Track
- (5) Drag Strip
- (6) Drive-In Theater
- (7) Fairground
- (8) Frisbee Golf Course
- (9) Go-Kart Track
- (10) Golf Driving Range
- (11) Miniature Auto Track
- (12) Outdoor Recreation, NEC
- (13) Overnight Camping for Recreational Vehicles Paintball
- (14) Race Tracks, Auto, Boat, Dog, Horse Rodeo Grounds
- (15) Skateboard Track
- (16) Stadium, NEC
- (17) Tennis Courts, Commercial
- (18) Water Slide

Use Conditions

1. The uses included when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District
2. Overnight camping for recreational vehicles requires a minimum lot area of Three (3) acres.
3. All uses require approval of a Specific Use Permit (see also Chapter 26), and are subject to the following requirements:
 - a. The permitted uses shall not interfere with or detrimentally affect any adjoining or nearby residential properties.
 - b. Traffic circulation shall be reviewed and approved by the City Engineer, including the location of ingress and egress points.
 - c. The subject tract of land (proposed development site) shall have either a minimum of 150 feet of frontage on a designated major arterial street or a minimum of 50 feet of frontage on a non-arterial street.

SECTION 1150 MINIMUM YARD REQUIREMENTS

The minimum yard requirements for the CG General Commercial district are as follows:

- (a) Front yard - The depth of the required front yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated on the Coweta Major Street and Highway Plan or 25 feet if not designated on the Street and Highway Plan, to a setback of thirty-five (35) feet on arterial streets and twenty-five (25) feet on non-arterial streets. When a lot has double frontage, the front yard requirements shall be provided on both streets.

- (b) Side yard:
 - (1) On the side of an interior lot or the interior side of a corner lot which abut a residential district, a side yard of not less than twenty (20) feet shall be provided.

 - (2) On any corner lot, the depth of the required exterior side yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated in the Coweta Major Street and Highway Plan, or 25 feet if not designated on the Street Plan, to a setback distance of thirty-five (35) feet on arterial streets and twenty (20) feet for non-arterial streets.

 - (3) In all other cases, no side yard is required if the buildings are built to the side lot line, otherwise at least three (3) feet of side yard width shall be provided.

- (c) Rear yard - When the property abuts residentially zoned property, or the properties are separated only there from by an alley or easement, there shall be a rear yard of not less than fifteen (15) feet, and if the building is to be serviced from the rear, then there shall be a rear yard requirement of thirty (30) feet. Unattached buildings of accessory use shall be setback five (5) feet from the utility easement or alley line, whichever is greater.

SECTION 1160 MINIMUM LOT WIDTH

No minimum required except as needed to meet other requirements of this ordinance.

SECTION 1170 MAXIMUM INTENSITY OF USE

There is no minimum lot area, but the floor area ratio for any lot must not exceed 0.75.

SECTION 1180 MAXIMUM HEIGHT

No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height.