

ORDINANCE NO. 741

AN ORDINANCE AMENDING SECTION 12-201 OF THE COWETA CODE OF ORDINANCES REGULATING THE COWETA ZONING CODE OF THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ADDING CHAPTER 27: DT – DOWNTOWN DISTRICT TO 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. The Coweta Zoning Code is hereby amended to read as follows:

CHAPTER 27 DT - DOWNTOWN DISTRICT

- 2700 General Description
- 2710 Permitted Principal Uses
- 2720 Permitted Accessory Uses and Structures
- 2730 Uses Permitted by Special Exception
- 2740 Minimum Yard Requirements
- 2750 Minimum Lot Width
- 2760 Maximum Intensity of Use
- 2770 Maximum Height
- 2780 Design Criteria
- 2790 Landscaping

SECTION 2700 GENERAL DESCRIPTION

DT - Downtown District.

The Downtown District is defined as all properties fronting on Broadway Street from State Highway 51 to 151st Street South.

The Downtown District is intended primarily to provide areas for commercial development compatible with the scale, character and streetscape of the traditional downtown area of the city. Appropriate land uses include public facilities, commercial retail, primarily on the street and pedestrian level, with office and/or residential uses above or below the street level. Portions of the area may be appropriate for inclusion in a local or other cultural resource designation. The uses, structures, and project design should focus on providing an interesting pedestrian experience that has variety and vitality and that is not dependent upon direct vehicular access or immediately adjacent parking.

SECTION 2710 PERMITTED PRINCIPAL USES

- (a) Any use permitted in the CG (General Commercial) district.
- (b) Residential.

SECTION 2720 PERMITTED ACCESSORY USES AND STRUCTURES

- (a) Any accessory use or structure permitted in the CG (General Commercial) district.

SECTION 2730 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 20:

- (a) Hospitals, sanitariums, nursing homes, rest homes, convalescent homes, homes for orphans, homes for the aged provided that no such facility shall have a lot area of less than one (1) acre, and that no building in connection with such facility shall be closer than twenty-five (25) feet to any lot residentially zoned.
- (b) Day nursery.

SECTION 2740 MINIMUM YARD REQUIREMENTS

The minimum yard requirements for the DT (Downtown District) are as follows:

No minimum required except as needed to meet other requirements of the city.

SECTION 2750 MINIMUM LOT WIDTH

No minimum required except as needed to meet other requirements of the city.

SECTION 2760 MAXIMUM INTENSITY OF USE

No minimum required except as needed to meet other requirements of the city.

SECTION 2770 MAXIMUM HEIGHT

No minimum required except as needed to meet other requirements of the city.

SECTION 2780 DESIGN CRITERIA

Use building materials that are similar to those used traditionally. Brick, stone, and painted wood are appropriate as primary materials. New products that convey a scale, finish, and character similar to traditional materials that have a proven durability in the city climate also may be

considered. A large featureless surface or panelized products that lack a sense of scale are prohibited. A plaster finish may be used, when its detail expresses visual interest and conveys a sense of human scale. Coverage shall not exceed forty (40) percent of any exposed wall surface.

Site plan review is required for all development in the Downtown District. The applicant shall submit a complete site plan application pursuant to Chapter 25 (Site Plan Review).

SECTION 2790 LANDSCAPING

In the downtown area (Broadway from State Highway 51 to 151st South), streetscaping is required. For every 25 feet of road frontage, one of the following items is required:

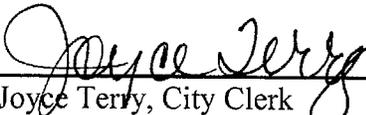
- 1 bench.
- 2 chairs.
- 2 potted plants.
- 2 window boxes with plants/flowers.

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.

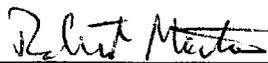
SECTION 3. That an emergency exists for the preservation of the public health, peace and safety, and therefore that this ordinance shall become effective from and after the time of its passage and approval.

PASSED AND APPROVED with the emergency clause voted upon separately this 1st day of October, 2012.

ATTEST:


Joyce Terry, City Clerk




Robert Morton, Mayor

APPROVED AS TO FORM:


David Weatherford, City Attorney