

**ORDINANCE NO. 06132022-13**

**AN ORDINANCE OF THE MAYOR AND BOARD OF CITY COMMISSIONERS OF THE CITY OF WAURIKA, JEFFERSON COUNTY, STATE OF OKLAHOMA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF WAURIKA BY AMENDING TITLE 10 BUILDING AND DEVELOPMENT, CHAPTER 11 ZONING; TO PROVIDE CERTAIN USES PERMITTED ON REVIEW IN AREAS ZONED C-GENERAL COMMERCIAL DISTRICT, I-GENERAL INDUSTRIAL DISTRICT, AND A-GENERAL AGRICULTURAL DISTRICT; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY THEREOF; AND PROVIDING FOR THE DECLARATION OF AN EMERGENCY IF BY SEPARATE VOTE THE BOARD OF CITY COMMISSIONERS DETERMINE THAT AN EMERGENCY EXISTS.**

**BE IT ORDAINED BY THE MAYOR AND BOARD OF CITY COMMISSIONERS OF THE CITY OF WAURIKA, OKLAHOMA:**

**SECTION I.** That the Code of Ordinances of the City of Waurika Title 10 Building and Development, Chapter 11, Zoning, is hereby amended and shall from and after the effective date of this Ordinance, read as follows:

**ARTICLE 1**

**TITLE, PURPOSE, INTERPRETATION AND APPLICATION, JURISDICTION OF ZONING ORDINANCE**

**SECTION 1**

**TITLE**

101.1 This Ordinance shall be known as and may be cited and referred to as the "Zoning Ordinance of the City of Waurika, Oklahoma".

**SECTION 2**

**PURPOSE**

102.1 This Ordinance is enacted for the purposes of promoting the health, safety, morals, and general welfare of the community; lessening congestion in the streets, securing safety from fire, panic, and other dangers; providing adequate light and air, preventing the overcrowding of land; avoiding undue concentration of population; facilitating the adequate provision of transportation, water, sewage, schools, parks and other public requirements; conserving the value of buildings

and encouraging the most appropriate use of land throughout the community; and promoting the development of community in accordance with a comprehensive plan.

### SECTION 3

#### INTERPRETATION AND APPLICATION

103.1 As concerns interpretation and application, the provisions of this Ordinance shall be held to be the minimum requirements. Where this Ordinance imposes a greater restriction than is imposed or required by other provisions of law or by other rules or regulations or ordinance, the provisions of this Ordinance shall control.

103.2 Words used in the present tense include the future; the singular shall include the plural, and the plural the singular; the word "building" shall mean as well the word "structure"; the word "used" shall include "arranged", • "designed", "constructed", "altered", "converted", "rented", "leased", or "intended to be used", and the word "shall" is mandating and not directory, except where. The natural construction of the writing indicates otherwise.

### SECTION 4

#### JURISDICTION

104.1 This Ordinance shall be in full force and effect in the corporate limits of the City of Waurika, Oklahoma. Territory annexed to the corporate limits of the City of Waurika, Oklahoma, subsequent to the provisions of this Ordinance shall be deemed to be designated as R-1, Single Family Residential District until reclassified in the manner provided by law

### SECTION 5

#### INVALIDITY OF A PART

105.1 In case any portion of this Ordinance shall be held to be invalid or unconstitutional, the remainder of the Ordinance shall not thereby be invalid, but shall remain in full force and effect.

### SECTION 6

#### REPEAL OF CONFLICTING ORDINANCES

106.1 Any ordinance now in effect that conflicts with any provisions of this Ordinance is hereby repealed.

## ARTICLE 2 ESTABLISHMENT OF DISTRICTS

### SECTION 1 ZONING DISTRICTS

201.1 For the purpose of this Ordinance and the promotion of public health, safety, and general welfare of the community, the following Districts are hereby established for the City of Waurika, Oklahoma:

R-1 - Single-Family Residential District

R-2 - Two-Family Residential District

R-3 - Multi-Family Residential District

R-4 - Residential District

C -General Commercial District

I -General Industrial District

A -General Agricultural District

201.2 The locations and boundaries of the zoning district shall be as provided in the Zoning Map set forth below:

201.3 Whenever the boundary of any district falls within and parallel to any street, alley, or watercourse, said boundary is determined to fall on the centerline of said street, alley or watercourse unless clearly to the contrary.

201.4 In the event of uncertainty in the exact boundaries of any of the aforesaid districts as shown on the "Zoning Map of the City of Waurika, Oklahoma", the Planning Commission, upon written application or upon its own motion, shall recommend the location of such boundaries to the Board of Adjustment and the Board of Adjustment shall make the final determination. It shall be the duty of the Zoning Administrator to maintain an up-to-date official "Zoning Map of the City of Waurika, Oklahoma", including all amendments directly adopted by the City Commission.

### DEFINITIONS

#### SECTION 1

## INTERPRETATION OF WORDS AND TERMS

**ACCESSORY USE OR STRUCTURE:** A use or structure customarily incidental, appropriate, and subordinate to the principal use of a building or to the principal use of land and which is located upon the same lot therewith.

**AGRICULTURE:** The use of land for agricultural purposes including farming, dairying, pasturage, horticulture, animal and poultry husbandry and the necessary accessory uses for packing treating, or storing the produce; provided, however, that the operation of any such accessory shall be secondary to that of normal agricultural activities, and provided further that the above uses shall not include the commercial feeding of garbage to swine or other animals, stockyards or commercial feedlots for cattle.

**ALLEY:** A minor right-of-way dedicated to public use not more than thirty (30) feet wide, affording a secondary means of access to abutting property and not intended for general traffic circulation.

**AUTOMOBILE OR TRAILER SALES AREA:** An open area, other than a street, used for the display, sales, or rental of new or used motor vehicles or trailers in operable condition and where no repair work is done.

**AUTOMOBILE REPAIR, MAJOR:** General repair, rebuilding or reconditioning of engines, motor vehicles or trailers; collision services including body, frame, or fender straightening or repair; overall painting or paint shop; vehicle steam cleaning.

**AUTOMOBILE REPAIR MINOR:** Incidental replacement of parts and motor service to passenger cars and trucks not exceeding one and one-half (1-1/2) ton capacity.

**AUTOMOBILE SERVICE STATION OR FILLING STATION:** any area used for retail sale of gasoline or oil fuels or automobile accessories, and incidental services including facilities for lubricating and washing and cleaning, but not including painting, major repair, or the sale of butane or propane fuels.

**AUTOMOBILE WASH OR AUTOMATIC CAR WASH:** A building or structure or chain conveyor, blowers, steam cleaners and other mechanical devices used primarily for the purpose of washing motor vehicles.

**BLOCK:** In describing the boundaries of a District, the word "block" refers to the legal description. In all other cases, the word "block" refers to the property abutting on one side of the



**DWELLING UNIT:** A room or group of rooms arranged, intended, or designed as a habitable unit, containing kitchen, bath and sleeping facilities for not more than one family living independently of any other family.

**ESSENTIAL SERVICES:** The erection, construction, alteration, or maintenance by public utilities or municipal or other governmental agencies. of underground or overhead gas, electrical steam or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewer, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories thereof, reasonably necessary for the furnishing of adequate services by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings.

**FAMILY:** A person living alone or two or more persons living together, related by blood or marriage, as a single housekeeping unit, using a single facility for culinary purposes in a dwelling unit, as distinguished from a group occupying a boardinghouse, lodging house, hotel, motel, fraternity house, or sorority house.

**FLOOR AREA:** The sum of the gross horizontal areas of the several floors. of a building or buildings, measured from the exterior faces of the exterior walls or from the center lines of walls separating two buildings.

**FRONTAGE:** The linear measurement of a lot boundary which is abutting a street.

**GARAGE APARTMENT:** A dwelling for one (1) family erected as a part of a private garage.

**GARAGE, PARKING:** Any building or portion thereof used for the storage of four or more automobiles in which any servicing which may be provided is incidental to the primary use for storage purposes, and where repair facilities are not provided.

**GARAGE, PRIVATE:** A detached accessory building or a portion of the principal building used or intended for use: by the occupants of the premises for storage of passenger vehicles or trailers.

**GARAGE, PUBLIC:** The structure or portion thereof, other than a private garage, used for the storage, sale, hire, care, repairing or refinishing of any vehicles.

**GARAGE, REPAIR:** A building in which are provided facilities for the care, servicing, repair, or equipping of automobiles.

**HEIGHT:** The vertical measurement of any structure on a parcel of land measured from the average elevation of the lot or parcel to the uppermost point of the structure.

**HOME OCCUPATION:** Any occupation carried on solely by the inhabitants of a dwelling which is clearly incidental and • secondary to the use of the dwelling for dwelling purposes, which does not change the character thereof, and which is conducted entirely within the main or accessory building; provided that no trading and merchandising is carried on and in connection with which there is no display of merchandise or advertising sign other than one non-illuminated name plate, not more than two (2) square feet in an area, attached to the main or accessory building, and no mechanical equipment is used except such as is customarily used for purely domestic or household purposes. A tea room restaurant, rest home, clinic, barber shop, beauty parlor, doctor's or dentist's office, child care center, tourist home or cabinet shop, metal shop or auto repair garage shall not be deemed a home occupation.

**HOSPITAL:** See Medical Facilities.

**HOTEL:** A building or group of buildings under one ownership containing six or more sleeping rooms occupied or intended or designed to be occupied as the more or less temporary abiding place of persons who are lodged with or without meals for compensation, but not including trailer court or camp, hospital, asylum, orphanage, or building where persons are housed under restraint.

**INDUSTRY:** Storage, repair, manufacture, preparation or treatment of any article, substance, or any commodity for commercial use:

**INSTITUTIONAL USES:** Those uses organized, established, used or intended to be used for the promotion of a public, religious, educational, charitable, cultural, social, or philanthropic activity and normally operated on a non-profit basis.

**JUNK OR SALVAGE YARD:** A place where waste, discarded or salvage materials are bought, sold, exchanged, bailed, packed, disassembled or handled, including all wrecking yards, house wrecking yards, used lumber yards and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but not including such places where such uses are conducted entirely within a completely enclosed building, and not including pawn shops and establishments for the sale, purchase, or storage of used furniture and household equipment, used cars in operable condition, or salvage material incidental to manufacturing operations.

**KENNEL:** Any structure or premises on which five (5) or more dogs over four (4) months of age are kept.

**LOADING SPACE:** A space of at least ten (10) feet in width and thirty (30) feet in length and having a vertical clearance of at least fourteen (14) feet, designated and located on a lot for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.

street between two (2) intersecting streets or between an intersecting street and a railroad right-of-way or between an intersecting street and a watercourse.

**BOARDING. HOUSE AND ROOMING HOUSE:** Where meals or lodging are provided for persons, other than the family or their relation and excluding facilities for transient persons such as hotels, motels, inns, and other such facilities.

**BOARD OF ADJUSTMENT:** The Board of Adjustment of the City of Waurika, Oklahoma, also referred to as the "Board".

**BUILDING:** Any structure having a roof supported by columns or walls that is used or intended to be used for the shelter or enclosure of persons, animals, or property.

**BUILDING ACCESSORY:** See Accessory Use or Structure.

**BUILDING HEIGHT:** The vertical distance from the average line of the highest and lowest points of that portion of the lot covered by the building to the highest point of coping of a flat roof, or the deck line of a mansard roof, or the average height of the highest gable of a pitch or hip roof.

**BUILDING LINE:** A line established beyond which no part of a building shall project, except as otherwise provided by this Ordinance.

**BUILDING, PRINCIPAL:** A building or buildings in which the principal use of the building site is conducted. In any residential district any dwelling shall be deemed to be the principal building on the building site.

**BULLETIN BOARD:** Any sign announcing the activities of an educational, religious, institutional or similar use

**CEMETERY:** Land used or intended to be used for the burial of the human, dead and dedicated for cemetery purposes.

**CHILD CARE CENTER:** Any place, home or institution which receives three or more children under the age of sixteen years for care apart from their natural parents, legal Guardians or custodians, and received for regular periods of time for compensation; provided, however, this definition shall not include public and private schools organized, operated or approved under the laws of this State, custody of children fixed by a court, children related by blood or marriage within the third degree to the custodial person, or to churches or other religious or public institutions caring for children within their institutional building while their parents or legal guardians are attending services or meetings or classes and other church activities.

**CITY COMMISSION:** The official governing body of the City of Waurika, Oklahoma.

**CITY PLANNING COMMISSION:** The Waurika City Planning Commission as established by the statutes hereinbefore cited, also referred to as "Planning Commission". The City Planning Commission shall also be the Zoning Commission for the City of Waurika.

**CLINIC:** A place used for the care, diagnosis, and treatment of sick, ailing, infirm and injured persons and those in need of surgical or medical attention but who are not customarily provided with board and room or kept overnight on the premises.

**CLUB:** A non-profit association of persons who are bona fide members, paying regular dues, and organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

**COMPREHENSIVE PLAN:** The official city plan of the City of Waurika, Oklahoma and also refers to the specific document, General Plan for Waurika.

**CONVALESCENT HOME:** Also, a nursing home, a rest home; a home for the aged, recuperating, chronically ill, or incurable persons, in which two (2) or more persons not of the immediate family are received, kept, or provided with food and shelter or care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of disease or injury.

**COVERAGE:** The lot area covered by all buildings located thereon, including the area covered by all overhanging roofs.

**DWELLING:** Any building or portion thereof designed or used as a residence of one or more persons, but not including a tent, cabin, trailer coach, boarding or rooming house, hotel or motel.

**DWELLING. SINGLE-FAMILY:** A building containing one dwelling unit and designed for or used exclusively by one (1) family.

**DWELLING, TWO-FAMILY:** A building containing two dwelling units and designed for or used exclusively by two (2) families.

**DWELLING, MULTI-FAMILY:** A building or portion thereof containing three or more dwelling units and designed for or used by three (3) or more families. Also includes the word "apartments".

LOT: A piece or parcel of land occupied or intended to be occupied by a principal building or a group of such buildings and accessory buildings or utilized for a principal use and uses accessory thereto, together with such open spaces as required by this Ordinance and having access on a public street.

LOT, CORNER: A lot which has at least two adjacent sides abutting on a street, provided that the interior angle at the intersection of such two sides is less than one hundred thirty-five (135) degrees.

LOT, DEPTH: The mean horizontal distance between the front and rear lot lines.

LOT, DOUBLE FRONTAGE: A lot having a frontage on two (2) non-intersecting streets, as distinguished from a corner lot.

LOT, INTERIOR: A lot other than corner lot.

LOT LINE: Any boundary of a lot.

LOT LINE, FRONT: The boundary of a lot which abuts a public street. Where the lot abuts more than one street, the owner may select the front lot line.

LOT LINE, REAR: The boundary of a lot which is most distant from and most nearly parallel to the front lot line.

LOT LINE, SIDE: Any boundary of a lot which is not a front lot line or a rear lot line.

LOT, WEDGE SHAPED: A lot situated so that the front is either wider or narrower than the rear of the lot.

LOTS OF RECORD: A separate and distinct parcel designated on a legally recorded subdivision plat or a legally recorded deed filed in the records of Jefferson County, State of Oklahoma.

MEAN LOT ELEVATION: The average elevation of a lot.

MEDICAL FACILITIES:

- a) Nursing Home, Rest, or Convalescent Home: See Convalescent Home.
- b) Dental or Medical Clinic: A building used for the examination and treatment of the physically ill, provided that no facilities are provided for patients remaining overnight except under emergency conditions.

c) Dental or Doctor's Office: The same as dental or medical clinic, including the various dental and medical specialties. •

d) Hospital: An institution providing physical and mental health services primarily for human in-patient medical or surgical care for the sick or injured and including related facilities such as laboratories, out-patient departments, training facilities, central service facilities, and staff offices which are an integral part of the facilities.

e) Public Health Center: A facility primarily utilized by a health unit for providing public health services, including related facilities.

MOBILE HOME OR TRAILER: A portable or mobile living unit used or designed for human occupancy on a permanent basis.

MOBILE HOME PARK: A parcel of land under single ownership which has been planned and improved for placement of mobile homes to be occupied as residences.

MOBILE HOME LOT: a portion of a mobile home park allocated to the exclusive use of the occupants of a single mobile home. •

MOTEL: An area containing one (1) or more buildings designed or intended to be used as temporary sleeping facilities of one (1) or more transient persons.

OPEN SPACE: Area included in any side, rear, or front yard, or any other unoccupied space on a lot that is open and unobstructed to the sky except for the ordinary projection of cornices and eaves of porches.

PARCEL: A lot as defined herein.

PARKING SPACE: A permanently surfaced area of not less than two hundred (200) square feet, either within a structure or in the open, exclusive of driveways or access drives, for the parking of motor vehicles.

ROOMING HOUSE: See Boarding House.

SIGN: Any word, lettering, part of letters, figures, numerals, phrases, sentences, emblems, devices, designs, pictures, trade names, or trademarks by which anything is made known, such as are used to designate an individual, a firm, an association, a corporation, a profession, a business, a service, a commodity or product, which are visible from any public street or right-of-way and designed to attract attention. "For Sale" and "For Rent" shall be deemed signs within the meaning of this definition, but the term "signs" shall not include the flag, pennant, or insignia of any nation, state, city, or other political, educational, charitable, philanthropic, CIVIC,



professional, religious, or like campaign, drive, movement, or event used for a public purpose in the public interest.

**SIGN, DISPLAY SURFACE AREA:** The net geometric area of the surface of the sign upon, against or through which the message is displayed or illustrated including the outward extremities of all letters, figures, characters and delineations, provided that only one face of a double-faced sign shall be included in the computation of display surface area.

**SIGN, ILLUMINATED:** A sign designed to give forth any artificial light, or designed to reflect light from one or more sources, natural or artificial.

**SIGN, PROJECTING:** A sign erected on the face or outside wall of a building which projects out at any angle therefrom.

**SIGN, TEMPORARY:** Signs of temporary nature used to advertise the premises for sale, rent, or lease.

**STORY:** That portion of a building included between the surface of any floor and the surface of the floor next above it; or, if there is no floor above it, then the space between the floor and the ceiling next above it.

**STREET:** A public right-of-way more than thirty (30) feet in width which provides the primary public means of access to abutting property and used primarily for vehicular circulation.

**STREET, ARTERIAL:** Any street designated on the Thoroughfare Plan as an arterial, primary arterial, secondary arterial; major street, etc.

**STREET MINOR:** Any street not designated on the Thoroughfare Plan as an arterial.

**STRUCTURAL ALTERATION:** Any changes in the structural members of a building, such as walls, columns, beams or girders

**STRUCTURE:** Anything constructed, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground (not including sidewalks, driveway and similar improvement areas).

**THOROUGHFARE PLAN:** The part of the Comprehensive Plan referring to transportation development, goals, principles, and standards; also includes use of the words "Major Street Plan" and "Trafficways Plan".

**TRAILER:** A portable or mobile unit, other than a mobile home, used or designed to carry or transport material or animals.

**YARD:** A required space on a lot unobstructed except as expressly permitted.



**YARD FRONT:** A yard extending across the full width of a lot from side lot line to side lot line abutting on a street, into which a building may not protrude.

**YARD REAR:** A yard extending across the rear of a lot measured from side lot line to side lot line.

**YARD SIDE:** A yard extending from front yard to the rear yard abutting the side lot line into which no building may protrude.

## ARTICLE4

### GENERAL PROVISIONS APPLYING TO ALL OR TO SEVERAL DISTRICTS.

#### SECTION 1

##### LIMITATION ON USE

401.1 No land, building, structure, or improvement shall be used and no building, structure, or improvement shall be made, erected, constructed, moved, altered, enlarged, or rebuilt which is designed, arranged, or intended to be used or maintained for any purpose or in any manner except in accordance with the use, height, area, coverage, yard, space, and other requirements established in the district in which such land building, structure, or improvement is located, except as provided by Article 5, Nonconformities.

#### SECTION2

##### DMSION OF LOTS

402.1 An improved lot shall not hereafter be divided into two or more lots unless all lots resulting from such division comply with all the applicable yard, space, area, parking and loading regulation of the Zoning District in which located.

#### SECTION3

##### YARDS

403.1 No building, structure, or improvement shall be permitted to encroach upon required yard space set forth in the provisions of this Ordinance; provided, however, that parking signs, fences and gasoline pumping service units may be permitted to occupy required yard space unless otherwise prohibited.

## SECTION 4

### STREET ACCESS

404.1 No principal building shall hereafter be constructed on a lot which does not abut a public dedicated street.

## SECTIONS

### STORAGE AND PARKING OF TRAILERS AND COMMERCIAL VEHICLES

405.1 Commercial vehicles and trailers of any type, including travel, camping and hauling, and mobile homes shall not be parked, or stored on any lot occupied by a dwelling or on any lot in any Residential district except in accordance with the following provisions:

A. No more than one (1) commercial vehicle, which does not exceed one and one-half (1-1/2) tons rated Capacity, per family living on the premises shall be permitted; and ; in no case shall a commercial vehicle used for hauling explosives, gasoline, or liquefied petroleum products be permitted.

B. No more than one (1) camping or travel trailer or hauling trailer per family living on the premises shall be permitted and said trailer shall not exceed twenty-four (24) feet in length or eight (8) feet in width; and further provided that said trailer shall not be parked or stored for more than forty-eight (48) hours unless it is located behind the front yard building line. A camping or travel trailer shall not be occupied either temporarily or permanently while it is parked or stored in any area within the incorporated limits except in a mobile home park authorized under the ordinances of the City of Waurika, Oklahoma.

C. A mobile home shall be parked or stored only in a mobile home park which is in conformity with ordinances of the City of Waurika, Oklahoma.

405.2 Commercial vehicles and trailers of all types may be displayed in such commercial districts allowing sales of said vehicles or in such industrial districts allowing their manufacture: provided, however, said vehicles may not be used for dwelling purposes either temporarily or permanently except in a mobile home park authorized under the ordinances of City of Waurika, Oklahoma.

## SECTION 6

### OFF-STREET PARKING

406.1 PURPOSE AND APPLICATION: It is the intent of these requirements that adequate parking and loading facilities be provided on off-the-street areas for each use of land within the

City of Waurika. Requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all Districts.

406.2 REQUIRED OPEN SPACE: Off-street parking space may be a part of the required open space associated with the permitted use unless otherwise prohibited; provided however, the off-street parking requirements shall not be reduced or encroached upon in any manner.

406.3 LOCATION: The off-street parking lot shall be located within two hundred (200) feet, exclusive of street and alley widths, of the principal use and shall have direct access to a street or alley.

406.4 JOINT PARKING FACILITIES: Whenever two (2) or more uses are located together in a common building, shopping center or other integrated building complex, the parking requirements may be complied with by providing a permanent common parking facility, cooperatively established and operated, which contains the requisite number of spaces for each use. The total number of spaces provided shall not be less than the sum of the individual requirements.

406.5 SIZE OF OFF-STREET PARKING SPACE: the size of a parking space for one vehicle shall consist of a rectangular area having dimensions of not less than ten (10) feet by twenty (20) feet plus adequate area for ingress and egress.

406.6 AMOUNT OF OFF-STREET PARKING AND LOADING REQUIRED: Off-street parking and loading facilities shall be provided in all Districts in accordance with the following schedule:

- A. Dwelling, Single-Family or Duplex: One (1) parking space for each separate dwelling unit within the structure.
- B. Dwelling, Multiple-Family: The number of spaces provided shall not be less than one and one-half (1-1/2) times the number of units in the dwelling.
- C. Boarding or Rooming House or Hotel: One (1) parking space for each sleeping room.
- D. Hospitals: One (1) space for each four patient beds, exclusive of bassinets, plus one (1) space for each staff or visiting doctor, plus one (1) space for each three (3) employees including nurses, plus adequate area for the parking of emergency vehicles.
- E. Medical or Dental Clinics or Offices: Six (6) spaces per doctor plus one (1) space for each two (2) employees.

F. Convalescent or Nursing Homes: One (1) space for each six (6) patient beds plus one (1) space for each staff or visiting doctor plus one (1) space for each two (2) employees including nurses.

G. Community Center, Theater, Auditorium, Church Sanctuary: One (1) parking space for each four (4) permanent seats, based on maximum seating capacity, or each 50 square feet of floor area in rooms without permanent seating, but intended to be used for assembly purposes.

H. Convention Hall, Lodge, Club, Library, Museum, Place of Amusement or Recreation: One (1) parking space for each fifty (50) square feet of floor area used for assembly or recreation in the building.

I. Office Building: One (1) parking space for each three hundred (300) square feet of gross floor area in the building, exclusive of the area used for storage, utilities and building services.

J. Commercial Establishments not otherwise classified: One (1) parking space for each one hundred fifty (150) square feet of floor space used for retail trade in the building and including all areas used by the public.

K. Industrial Establishments: One (1) off-street parking space for each five hundred (500) square feet of gross floor area; or one (1) off street parking space for each two (2) employees, whichever is greater, and one (1) loading or unloading berth for each twenty-five thousand (25,000) square feet or fraction thereof of gross floor area.

406.7 PAVED SURFACE REQUIRED: All parking spaces: shall be paved with a sealed surface pavement and maintained in a manner that no dust will result from continued use.

406.8 OFF-STREET PARKING LOTS IN RESIDENTIAL DISTRICTS: Whenever off-street parking lots for more than six (6) vehicles are to be located within or adjacent to a Residential District, the following provisions shall apply:

A. All sides of the lot within or abutting the Residential District shall be enclosed with an opaque ornamental fence, wall or dense evergreen hedge having a height of not less than five (5) feet. Such fence, wall or hedge shall be maintained in good condition.

B. No parking shall be permitted within a front yard when the parking lot is located in a Residential District or immediately abuts the front yard of a residential unit.

C. Driveways used for ingress and egress shall be confined to and shall not exceed twenty-five (25) feet in width, exclusive of curb returns.

D. All of the lot used for parking and driveway purposes shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.

E. Whenever lighting is provided, it shall be arranged so that all light is deflected from adjoining residential uses.

F. No sign of any kind shall be erected except information signs used to guide traffic and to state the condition and terms of the use of the lots. Only non-intermittent white lighting of signs shall be permitted.

## ARTICLE 5

### NONCONFORMITIES

#### SECTION 1

##### INTENT

501.1 Within the Districts established by this Ordinance or amendments that may later be adopted, there exist lots, structures, and uses of land and structures which were lawful before this Ordinance was passed or amended but which would be prohibited, regulated, or restricted under the terms of this Ordinance or future amendment.

501.2 It is the intent of this Ordinance to permit these nonconformities to continue until they are removed, but not to encourage their survival. Such uses are declared by this Ordinance to be incompatible with permitted uses in the Districts involved. It is further the intent of this Ordinance that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same District. nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of a structure and land shall not be extended or enlarged after passage of this ordinance.

#### SECTION 2

##### NONCONFORMING LOTS OF RECORD

502.1 In any District in which single family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Ordinance; a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption of this Ordinance. Such lots must be in separate ownership and not of continuous frontage with other lots in the same ownership.

#### SECTION 3

##### CONFORMING STRUCTURES

503.1 Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restrictions on

area, lot coverage, height yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. No such structure may be enlarged or altered in a way which increases its nonconformity.
- B. Should such a structure be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
- C. Should such a structure be moved for any reason for any distance whatsoever, it shall thereafter conform to the regulations for the District in which it is located after it is moved.

#### SECTION 4

##### NONCONFORMING USES OF STRUCTURES

504.1 If a lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption or amendment of this Ordinance that would not be allowed in the district under the terms of this Ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. No existing structure devoted to a use not permitted by this Ordinance in the District in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the District in which it is located.
- B. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.
- C. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use shall thereafter conform to the regulations for the District in which such structure is located, and the nonconforming use may not thereafter be resumed.
- D. When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six (6) consecutive months, the structure, or structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the District in which it is located.
- E. Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.



## SECTION 5

### NONCONFORMING USES OF LAND

505.1 Where at the effective date of adoption or amendment of this Ordinance, lawful uses of land exist that are no longer permissible under the terms of this Ordinance as enacted or amended, such uses may be continued to long as they remain otherwise lawful, subject to the following provisions:

- A. No such conforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this Ordinance.
- B. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance.
- C. If any such nonconforming use of land ceases for any reason for a period of more thirty (30) days, any subsequent use of such land shall conform to the regulations specified by this Ordinance for the District in which such land is located.

## SECTION 6

### CHANGES IN NONCONFORMITY

506.1 A nonconforming use of a structure or of a structure and land in combination shall not be changed unless changed to a use permitted in the district in which located; except that the Board of Adjustment may permit a change to a more restricted nonconforming use and such change shall be construed as an abandonment of the former permitted nonconforming use.

## ARTICLE 6

### SPECIFIC DISTRICT REGULATIONS

## SECTION 1

### R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT

#### 601.1 GENERAL DESCRIPTION

The **R-1**, Single-Family Residential District is established as a district in which the use of land is for single family residential purposes and uses directly incidental thereto. It is the purpose and intent of this District to promote the development and the continued use of the land for single-family dwellings and to prohibit commercial and industrial use or any other use which



would substantially interfere with or adversely affect the desirable quality of a residential environment. The intent is to further discourage any use in this District which would generate traffic or create congestion on neighborhood streets other than the normal traffic which serves the residents in the area.

#### 601.2 USES PERMITTED

Property and buildings in the R-1, Single-Family Residential District may be used for the following purposes:

- A. Single-family detached dwellings.
- B. Accessory buildings and uses customarily incidental to the above use when located on the same lot.
- C. Schools, public and private, where the curriculum is similar in nature and preparation of course work to the public schools.
- D. Churches on a lot of not less than one (1) acre.
- E. Public park, playground, fire station, community center or other similar public facility.
- F. Agricultural uses of the garden type that are not intended for commercial purposes.

#### 601.3 MINIMUM LOT SIZE

No dwelling structure or use shall be constructed or commenced in the "R-1" District which does not conform with the following minimum requirements for lot size:

Dwelling Unit Type	Minimum Lot Area Per Dwelling Unit	Minimum Front (Feet)
Single-Family	6,000 Sq. Ft.	60*

\* If the lot is a wedge-shaped lot which meets the requirements of minimum lot size, it may have less than the minimum requirement for frontage as long as the front building line of the lot meets the requirements hereinabove.

#### 601.4 MAXIMUM COVERAGE

The maximum coverage of any lot in the "R-1" District shall not exceed sixty (60) percent of the area for interior lots nor seventy-five (75) percent of the lot area for corner lots.

#### 601.5 YARD REQUIREMENTS

The following minimum requirements for yards shall apply to any use that is constructed or commenced on a parcel of land in the "R-1" District:

Permitted Use	Front Yard	Side Yards Both One	Rear Yard
Single-Family	25'	10' 5'	20% lot depth

#### 601.6 HEIGHT LIMIT

No dwelling structure in the "R-1" District shall be constructed with a height in excess of thirty-five (35) feet from the mean low elevation.

#### 601.7 OFF-STREET PARKING

Off-street parking as required in Article 4, Section 6 of this Ordinance.

#### 601.8 SEWER SERVICE

No dwelling unit in an "R-1" District shall be constructed which is not provided with an effective connection to a public sewerage system unless or until the County Health Officer certifies that a septic tank or any substitute disposal system can be satisfactorily installed on the lot. As a basis for making his decision, the Health Officer may require such percolation tests as he deems to be necessary. Such tests are to be made at the expense of the property owner.

#### 601.9 SIGNS AND BILLBOARDS

No signs, billboards, posters, bulletin boards, or other similar matter shall be permitted in the "R-1" District except as follows:

- A. Temporary signs not to exceed the duration of six (6) months to advertise the premises for sale, rent or lease, except original sale.
- B. One bulletin board not exceeding fifty (50) square feet may be erected by each church.
- C. Official public notices may be erected on affected property.

D. One (1) non-illuminated name plate not exceeding two (2) square feet in area, and not containing lettering other than the name of the owner or occupants or name or address of the premises.

## SECTION2

### R-2, TWO-FAMILY RESIDENTIAL DISTRICT

#### 602.1 GENERAL DESCRIPTION

The R-2, Two-Family Residential District is established as a district in which the use of land is for two-family residential purposes and uses directly incidental thereto. It is the purpose and intent of this District to promote the development and the continued use of the land for two-family dwellings and to prohibit commercial and industrial use or any other use which would substantially interfere with or adversely affect the desirable quality of a residential environment. The intent is to further discourage any use in this District which would generate traffic or create congestion on neighborhood streets other than the normal traffic which serves the residents in the area.

#### 602.2 USES PERMITTED

Property and buildings in the R-2, Two-Family Residential District may be used for the following purposes:

- A. Single-family detached dwellings.
- B. Duplex.
- C. Accessory buildings and uses customarily incidental to the above use when located on the same lot.
- D. Schools, public and private, where the curriculum is similar in nature and preparation of course work to the public schools.
- E. Churches on a lot of not less than one (1) acre.
- F. Public park, playground, fire station, community center or other similar public facility.
- G. Agricultural uses of the garden type that are not intended for commercial purposes.

#### 602.3 MINIMUM LOT SIZE

No dwelling structure or use shall be constructed or commenced in the "R-1" District which does not conform with the following minimum requirements for lot size:

Dwelling Unit Type	Minimum Lot Area Per Dwelling Unit	Minimum Front (Feet)
Single-Family	6,000 Sq. Ft.	60 *
Two-Family	3,500 Sq. Ft.	70 *

\* If the lot is a wedge-shaped lot which meets the requirements of minimum lot size, it may have less than the minimum requirements for frontage as long as the front building line of the lot meets the requirements hereinabove.

#### 602.4 MAXIMUM COVERAGE

The maximum coverage of any lot in the "R-2" District shall not exceed sixty (60) percent of the area for interior lots nor seventy-five (75) percent of the lot area for corner lots.

#### 602.5 YARD REQUIREMENTS

The following minimum requirements for yards shall apply to any use that is constructed or commenced on a parcel of land in the "R-2" District:

Permitted Use	Front Yard	Side Yards Both One	Rear Yard
Single-Family	25'	10' 5'	20% lot depth
Two-Family	25'	10' 5'	20% lot depth

#### 602.6 HEIGHT LIMIT

No dwelling structure in the "R-2" District shall be constructed with a height in excess of thirty-five (35) feet from the mean lot elevation.

#### 602.7 OFF-STREET PARKING

Off-street parking as required in Article 4, Section 6 of this Ordinance.

## 602.8 SEWER SERVICE

No dwelling unit in an "R-2" District shall be constructed which is not provided with an effective connection to a public Sewage system unless or until the County Health Officer certifies that a septic tank or any substitute disposal system can be satisfactorily installed on the lot. As a basis for making his decision, the Health Officer may require such percolation tests as he deems to be necessary. Such tests are to be made at the expense of the property owner.

## 602.9 SIGNS AND BILLBOARDS

No signs, billboards, posters, bulletin boards, or other similar matter shall be permitted in the "R-2" District except as follows:

- A. Temporary signs not to exceed the duration of six (6) months to advertise the premises for sale, rent or lease, except original sale.
- B. One bulletin board not exceeding fifty (50) square feet may be erected by each church.
- C. Official public notices may be erected on affected property.
- D. One (1) non-illuminated name plate not exceeding two (2) square feet in area, and not containing lettering other than the name of the owner or occupants or name or address of the premises.

## SECTION 3

### R-3, MULTI-FAMILY RESIDENTIAL DISTRICT

## 603.1 GENERAL DESCRIPTION

The R-3, Multi-Family Residential District is established as a district in which the use of land is for residential purposes and uses directly incidental thereto. It is the purpose and intent of this District to promote the development and the continued use of the land for two-family dwellings and to prohibit commercial and industrial use or any other use which would substantially interfere with or adversely affect the desirable quality of a residential environment. The intent is to further discourage any use in this District which would generate traffic or create congestion on neighborhood streets other than the normal traffic which serves the residents in the area.

## 603.2 USES PERMITTED

Property and buildings in the R-3, Multi-Family Residential District may be used for the following purposes:

- A. Single-family detached dwellings.
- B. Duplex.
- C. Multi-family dwellings.
- D. Rooming or boarding house.
- E. Accessory buildings and uses customarily incidental to the above use when located on the same lot.
- F. Schools, public and private, where the curriculum is similar in nature and preparation of course work to the public schools.
- G. Churches on a lot of not less than one (1) acre.
- H. Public park, playground, fire station, community center or other similar public facility.
- I. Agricultural uses of the garden type that are not intended for commercial purposes.

#### 603.3 MINIMUM LOT SIZE

No dwelling structure or use shall be constructed or commenced in the "R-3" District which does not conform with the following minimum requirements for lot size:

Dwelling Unit Type	Minimum Lot Area Per Dwelling Unit	Minimum Front (Feet)
Single-Family	6,000 Sq. Ft.	60 *
Two-Family	3,500 Sq. Ft.	70 *
Multi-Family	2,500 Sq. Ft.	80 *

\* If the lot is a wedge-shaped lot which meets the requirements of minimum lot size, it may have less than the minimum requirement for frontage as long as the front building line of the lot meets the requirements hereinabove.

#### 603.4 MAXIMUM COVERAGE

The maximum coverage of any lot in the "R-3" District shall not exceed sixty (60) percent of the area for interior lots nor seventy-five (75) percent of the lot area for corner lots.

#### 603.5 YARD REQUIREMENTS

The following minimum requirements for yards shall apply to any use that is constructed or commenced on a parcel of land in the "R-3" District:

Permitted Use	Front Yard	Side Yards		Rear Yard
		Both	One	
Single-Family	25'	10'	5'	20% lot depth
Two-Family	25'	10'	5'	20% lot depth
Multi-Family	20'	15'	5'	20% lot depth

#### 603.6 HEIGHT LIMIT

No dwelling structure in the "R-3" District shall be constructed with a height in excess of thirty-five (35) feet from the mean lot elevation.

#### 603.7 OFF-STREET PARKING

Off-street parking as required in Article 4, Section 6 of this Ordinance.

#### 603.8 SEWER SERVICE

No dwelling unit in an "R-3" District shall be constructed which is not provided with an effective connection to a public sewage system unless or until the County Health Officer certifies that a septic tank or any substitute disposal system can be satisfactorily installed on the lot. As a basis for making his decision, the Health Officer may require such percolation tests as he deems to be necessary. Such tests are to be made at the expense of the property owner.

#### 603.9 9 SIGNS AND BILLBOARDS

No signs, billboards, posters, bulletin boards, or other- similar matter shall be permitted in the "R-3" District except as follows:

- A. Temporary signs not to exceed the duration of six (6) months to advertise the premises for sale, rent or lease, except original sale.
- B. One bulletin board not exceeding fifty (50) square feet may be erected by each church.
- C. Official public notices may be erected on affected property.
- D. One (1) non-illuminated name plat not exceeding two (2) square feet in area, and not containing lettering other than the name of the owner or occupants or name or address of the premises.



## SECTION 4

### R-4, RESIDENTIAL DISTRICT

#### 604.1 GENERAL DESCRIPTION

The R-4, Residential District is established as a district in which the use of land is for residential purposes and uses directly incidental thereto. It is the purpose and intent of this District to promote the development and the continued use of the land for mobile home trailer parks and to prohibit commercial and industrial use or any other use which would substantially interfere with or adversely affect the desirable quality of a residential environment. The intent is to further discourage any use in this District which would generate traffic or create congestion on neighborhood streets other than the normal traffic which serves the residents in the area.

#### 604.2 USES PERMITTED

Mobile home trailer park when in compliance with Section 604.3 and Title 10, Building and Development, Chapter 7, Manufactured, Mobile, and Modular Housing.

#### 604.4 MOBILE HOME TRAILER PARK

Upon compliance with the provisions as set forth herein, the Planning Commission may authorize a Mobile Home Trailer Park within the "R-4" District.

A. The applicant, upon making application for a Zoning Clearance Permit, must submit to the Planning Commission a detailed site plan locating all mobile home stands, screening or fencing, and plans and specifications for the proposed park in a form suitable for making the determinations required herein.

B. The proposed site shall be a minimum of two and one-half (2-1/2) acres in size and shall contain no more than fifteen (15) mobile home stands per acre. The proposed site shall have a minimum frontage of two hundred (200) feet on a street designated as a major street or collector street in the Thoroughfare Plan. All ingress or egress by automobile shall be on such streets. The proposed site shall be a minimum of two hundred (200) feet in depth.

C. The Mobile Home Park shall accommodate primarily permanent occupants, with no more than forty (40) percent of the mobile home stands devoted to solely transient purposes. These solely transient stands are to be located in one area of the park so they will in no way interfere with the permanent residents

D. The proposed site shall have a front yard of not less than-twenty (20) feet from any mobile home stand to the street boundary of the park. The site shall have side and rear yards of fifteen (15) feet from any solid fencing or wall of six (6) feet in height, or forty (40) feet where only a screen planting is provided.

E. The proposed site shall be screened or buffered. on all sides with a solid wall fence six (6) feet in height or a well-trimmed, screen planting which is not under three (3) feet or over, six (6) feet in height.

F. The proposed site shall provide one off-street parking space for each mobile home stand, plus one additional off-street parking space for each four (4) mobile home stands.

G. The proposed site shall provide a connection for each mobile home stand to all public utilities considered necessary for the health, safety and general welfare of the public.

## SECTION 5

### C -GENERAL COMMERCIAL DISTRICT

#### 605.1 GENERAL DESCRIPTION

The C-General Commercial District is designed for the conduct of personal and business services and the general retail trade of the community. It is designed to accommodate a wide variety of commercial uses in the central business district or areas of mixed business enterprises.

#### 605.2 USES PERMITTED

Property and buildings in a C-General Commercial District, may be used for the following purposes:

A. Any of the following uses shall be permitted:

Advertising Signs or Structures

Artist Supplies and Hobby Shop

Automobile, New and Used, Sales and/or Service

Bakers Shop

Barber and Beauty Shops

Boot Sales

Book Store

Bowling Alley

Clothing or Wearing Apparel Shops

Commercial Medical Marijuana

Dispensary

Dance Hall

Department Store

Drive-in Restaurant

Drug Store

Dairy Products Store

Delicatessen

Florist Shop

Frozen Food Locker

Furniture Store

Funeral Parlor

Garden Stores

Gift Shop

Golf Course, Miniature, or Practice Range

Grocery Store

Hardware Store

Hotel

Laundry and Dry Cleaning

Liquor Store

Medical Facility

Motels

Music, Radio, and Television Sales and/or Repair

Office, General

Pharmacy

Pawnshop

Pet Shop

Printing Plant

Public Uses

Restaurants

Roller Skating Rink

Self-Service Laundries

Shoe Repair

Sporting Goods

Sign Painting Shop

Tailor Shop

Tavern

Theater

Toy Store

Utility Service Installation

Variety Store

B. Any retail, personal service, business service, professional or commercial use not already mentioned.

C. Any public buildings or uses.

D. Buildings, structures, and accessory uses customarily incidental to any of the above uses, provided that there shall be no manufacturing of products other than such as are customarily incidental to retail establishments.

605.3 MINIMUM LOT SIZE

None

#### 605.4 MAXIMUM COVERAGE

The maximum coverage of any lot in the "C" General Commercial District shall not exceed thirty (30) percent of the area of the lot.

#### 605.5 YARD REQUIREMENTS

None except where abutting a residential district in which case a side yard set-back of one (1) foot shall be provided for each one (1) foot of height.

#### 605.6 HEIGHT LIMIT

No structure in the "C" General Commercial District shall be constructed with a height in excess of thirty-five (35) feet from the mean lot elevation.

#### 605.7 OFF-STREET PARKING

Off-street parking as required in Article 4, Section 6 of this Ordinance.

#### 605.8 SEWER SERVICE

No structure or use in the C-General Commercial District shall be erected or commenced which does not have a connection to the public sewer system, unless or until the County Health Officer certifies that a septic tank or any substitute disposal system can be installed and operated effectively. As a basis for making his decision, the Health Officer may require such percolation tests as he deems to be necessary. Such tests are to be made at the expense of the property owner.

#### 605.9 SIGNS AND BILLBOARDS

All signs in the C-General Commercial District shall be erected upon private property and shall not encroach upon any public street or walk except as provided by the applicable codes of the City of Waurika, Oklahoma, and then they shall not overhang at a height of less than nine (9) feet and shall not have a maximum projection greater than seventy-two (72) inches.

A. Any projecting sign in the C-General Commercial District shall not exceed fifty (50) square feet in size, nor shall it exceed the height of the building.

B. No source of incandescent lighting used for illuminating signs shall be directly visible from any street or highway or from any residence, hotel or from any room used for sleeping purposes.

C. The use of red, green or amber illumination in connection with any sign shall not be permitted within one hundred (100) feet of any intersection. Any use of red, green, or amber illumination in connection with any sign must be so located that it in no way creates a confusion with any traffic signal or may be interpreted by any motorist as a traffic signaling device.

605.10 Uses Permitted on Review: The following uses may be permitted on review by the Planning Commission in accordance with the provisions contained in Title 10, Chapter 9 of the Waurika Code of Ordinances:

Storage Warehouse

## SECTION 6

### I- GENERAL INDUSTRIAL DISTRICT

#### 606. 1 GENERAL DESCRIPTION

The purpose of the I-General Industrial District is to provide a location for industries and to preserve such land for industry that is most beneficial to industries and to prohibit non-industrial uses. Because of the traffic generated and other objectionable influences which may be created in this District, it is necessary to provide a buffer or setback area between this District and any other zoning district.

#### 606.2 USES PERMITTED

Property and buildings in an I. - General Industrial District may be used for the following purposes:

A. Any of the following uses shall be permitted:

Automobile wrecking and junk yards, provided they are enclosed by a solid fence of not less than eight (8) feet in height.

Building materials sales.

Bottling works, cannery, or preserving factories.

Commercial radio and television transmitting antenna towers and other electronic equipment requiring outdoor towers, including antenna towers for the dispatching of private messages.

Compounding, processing, and blending of chemical products, but. not including any materials which decompose by detonation.

Fuel sales and storage.

General and administrative offices.

Machine shops and metal products manufacture and tool and die shops, provided they do not include any of the following equipment: automatic screw machines, drop forges or riveting machines.

Mail-order houses.

Manufacturing and assembling (or any combination of such processes) products from wood, cork, glass, leather, fur, plastic, felt and other textiles, but not including, as a principal operation, the processing of any raw materials.

Manufacturing and assembling electrical and electronic products and equipment.

Milk bottling and distribution.

Milling companies and grain elevators

Motor freight terminals.

Printing and binding plants.

Research laboratories.

Sheet metal shops.

Sign painting.

Utility service installation. Warehouses and storage facilities.

Water filtration plants, pumping stations, reservoirs; and lift stations.

Welding shops.

B. Any other manufacturing process or establishment which can operate in compliance with the aforementioned requirements.

C. Any public building or use.

#### 605.3 MINIMUM LOT SIZE

There are no requirements for minimum lot area in the I-General Industrial District.

#### 605.4 MAXIMUM COVERAGE

Buildings shall not cover more than forty (40) percent of the site on which the use is located.

#### 605.5 YARD REQUIREMENTS



No structure shall be erected, commenced, or maintained which has a front yard setback of less than fifty (50) feet. A side yard and/or rear yard of fifty (50) feet or two (2) feet of setback for each one (1) foot of height, whichever is greater, shall be provided when adjacent to Residential.

#### 605.6 HEIGHT LIMIT

There are no requirements for minimum height in the I-General Industrial District.

#### 605.7 OFF-STREET PARKING AND LOADING-

Off-street parking as required in Article 4, Section 6 of this Ordinance.

#### 605.8 SEWER SERVICE

No structure or use in the I-General Industrial District shall be erected, commenced, or allowed to continue which does not have a connection to the public sewerage system unless or until the County Public Health Officer certifies that a septic tank or any substitute disposal system can be installed and operated effectively. As a basis for making his decision, the Health Officer may require such percolation tests as he deems to be necessary. Such tests shall be made at the expense of the property owner.

#### 605.9 SIGNS AND BILLBOARDS

In the I-General Industrial District, the use of signs and billboards is the same as that set forth in Article 6, Section 604.9, for the C-General Commercial District.

**605.10 *Uses Permitted on Review:*** The following uses may be permitted on review by the Planning Commission in accordance with the provisions contained in Title 10, Chapter 9 of the Waurika Code of Ordinances:

- (1) Cement, lime or gypsum manufacture.
- (2) Natural gas production and distribution.
- (3) Petroleum production and refining.
- (4) Wholesale or bulk storage of gasoline, propane, or butane, or other petroleum products.
- (5) Disposal plants of all types including trash and garbage, sewage treatment including lagoons and compost plants.
- (6) Salvage yards for automobiles, building materials, scrap metal, junk or any other kind of salvage; provided, however, that all salvage operations shall be so screened by ornamental walls, fences or evergreen planting that it cannot be seen by a person standing at ground level at any place immediately adjacent to the lot on which the salvage operation is located.
- (7) Commercial Medical Marijuana Grow Facility; provided that the operation is conducted in accordance with the provisions of the ordinances of Waurika and the state laws and regulations relating thereto.
- (8) Any use not otherwise permitted by these regulations.

## A - GENERAL AGRICULTURAL DISTRICT

### 606.1 GENERAL DESCRIPTION

The A-General Agricultural District is established as a district in which the use of land is for agricultural purposes and uses directly incidental thereto. It is the purpose and intent of this District to promote the preservation and continued use of the land for agricultural purposes, and to prohibit residential, commercial, and industrial use, or any other use which would substantially interfere with, or adversely affect the desirable quality of an agricultural environment.

### 606.2 USES PERMITTED

Property and buildings in the A-General Agricultural District may be used for the following purposes:

- A. Single-Family and Two-Family dwellings for farm or ranch owner, operator, or employee.
- B. All agricultural or ranching land use buildings and activities.
- C. Mining, quarrying and earth-extraction industries.
- D. Oil well or gas well including the drilling thereof.
- E. Transportation, pipeline and utility easements and rights-of-way.
- F. Temporary roadside stands for the sale of farm products grown on the premises.
- G. Accessory buildings and uses customarily incidental to the above uses when located on the same lot.
- H. Schools, public and private, where the curriculum is similar in nature and preparation of course work to the public schools.
- I. Churches on a lot of not less than one (1) acre.
- J. Public park, playground, fire station, community center or other similar public facility.

#### 606.3 MINIMUM LOT SIZE

There are no requirements for minimum lot area in the A-General Agricultural District.

#### 606.4 MAXIMUM COVERAGE

Buildings shall not cover more than twenty-five (25) percent of the site on which the use is located.

#### 606.5 YARD REQUIREMENTS

No structure shall be erected, commenced, or maintained which has a front yard setback of less than fifty (50) feet. A side yard and/or rear yard of fifty (50) feet or two (2) feet of setback for each one (1) foot of height, whichever is greater, shall be provided when adjacent to R-1, R-2, or R-3 Residential Districts.

#### 606.6 HEIGHT LIMIT

There are no requirements for minimum height in the A-General Agricultural District.

#### 606.7 OFF-STREET PARKING AND LOADING

Off-street parking as required in Article 4, Section 6 of this Ordinance.

#### 606.8 SEWER SERVICE

No structure or use in the A-General Agricultural District shall be erected, commenced, or allowed to continue which does not have a connection to the public sewerage system unless or until the County Public Health Officer certifies that a septic tank or any substitute disposal system can be installed and operated effectively. As a basis for making his decision, the Health Officer may require such percolation tests as he deems to be necessary. Such tests are to be made at the expense of the property owner.

#### 606.9 SIGNS AND BILLBOARDS

In the A-General Agricultural District, the use of signs and billboards is the same as that set forth in Article 6, Section 604.9, for the C-General Commercial District.

**606.10 Uses Permitted on Review:** The following uses may be permitted on review by the Planning Commission in accordance with the provisions contained in Title 10, Chapter 9 of the Waurika Code of Ordinances:

- (1) Lodge hall, veteran's organization, service organization.
- (2) Sign or display, not exceeding two (2) in number, advertising the residential, commercial or industrial development of the land on which the sign or display is situated. All signs or displays shall be removed immediately upon completion of the development, but in no case shall they be permitted to remain longer than three (3) years from the date of issuance of the special permit. The type such as to not be detrimental to the use of adjacent properties, or to restrict sight distance on public streets.
- (3) Airport or landing field.
- (4) Cemetery (in accordance with state law).
- (5) Kennel.
- (6) Radio and television station and transmission tower.
- (7) Stable, public.
- (8) Childcare center in accordance with the provisions of the City of Waurika.
- (9) Drilling for oil or natural gas or the extraction of sand, gravel or minerals; provided that the operation is conducted in accordance with the provisions of the ordinances of Waurika and the state laws and regulations relating thereto.
- (10) Commercial Medical Marijuana Grow Facility; provided that the operation is conducted in accordance with the provisions of the ordinances of Waurika and the state laws and regulations relating thereto.

**SECTION II. Repealer.** All former ordinances and/or parts of ordinance conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

**SECTION III. Severability.** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**SECTION IV. Emergency.**

It being immediately necessary for the

preservation of the public, health, peace and safety of the City of Waurika and the inhabitants thereof, an emergency is hereby declared to exist by reason whereof this Ordinance shall be in full force and effect immediately from and after its passage, approval, and publication as provided by law.

PASSED AND APPROVED by the Mayor and Board of City Commissioners of the City of Waurika, Oklahoma, this 13th day of June, 2022.



Attest:

~ SEAL ~

*Melissa Tilley*  
Melissa Tilley, City Clerk

*[Signature]*  
\_\_\_\_\_  
Mayor Bill Everett  
Vice Mayor, Jacob Eck



I-T-001737 Book 0725 Pg 868  
06/22/2022 2:43pm Pg 0832-0868  
Fee: \$90.00 Doc: \$0.00  
Traci Smith - Jefferson County Clerk  
State of OK

