



City of Tuttle

221 W. Main Street
PO Box 10
Tuttle, OK 73089
(405) 381-2335 Office (405) 381-3852 Fax

Application for Residential Plan Examination and Building Permit

Approved:

Denied:

Building Permits will be processed in 2 business days.

For Inspections or building questions call 381-2335 Monday-Friday, 8:00 a.m.-5:00 p.m.

*** Inspections must be requested 48 hours in advance!**

Plot Plan Check: A fee of five dollars (\$5.00) per acre or fraction of an acre. This will be a **NON-REFUNDABLE FEE** paid at the time the application is filled out. If the application is approved an addition permit fee will be required.

_____ acres/ or fraction at \$5.00 =\$_____

Application Date: _____

Is Owner Applicant: Yes No

Zoning: _____ **Flood Zone:** Yes No

Builder Information:

Name: _____

Address: _____

Phone #: _____ Cell Phone #: _____

If Builder is not the **Owner** Please list:

Name: _____

Address: _____

Phone #: _____ Cell Phone #: _____

Property Information:

Street Address: _____

Complete Legal Address: _____

Subdivision: _____ Lot: _____ Block: _____

Total Square Ft. under roof (garage & patios included): _____

Estimated Value/Cost (including land):\$ _____

Lot Size: _____

Setbacks:

Front: _____ Side: _____ Side: _____ Rear: _____ Roadway centerline: _____

*Note

Restrictive Covenants compliance is Owner's responsibility & must abide by whichever restrictions are greater.

Description of Construction: _____

Outside dimensions: _____ x _____ Inside square ft. _____ Floors: _____

Contractor Information: * Must be licensed through the City of Tuttle

Electrical: _____
Name Phone No.

Plumbing: _____
Name Phone No.

Mechanical: _____
Name Phone No.

Other Permits:

Tin Horn requirement: Yes No Length: _____ Diameter: _____

Tinhorns shall not be less than 30' (thirty feet) long or less than 24" (twenty four inches) oval in diameter. Must be installed prior to construction project to protect roadway.

Well Permit (If not connecting to City water): Yes No

If yes, Drilling Co. _____

*Must be purchased when purchasing Building Permit.

Water Companies:

Tuttle Public Works Rural Water No 6

Check List for Residential Building Application

Please check the boxes when the following sections of the Application are completed!

- | | |
|---|--------------------------|
| Zoning | <input type="checkbox"/> |
| Builder Information | <input type="checkbox"/> |
| Owner Information | <input type="checkbox"/> |
| Property Information | <input type="checkbox"/> |
| Construction Plans | <input type="checkbox"/> |
| Plot Plan | <input type="checkbox"/> |
| Lot size | <input type="checkbox"/> |
| Setbacks & Dimensions | <input type="checkbox"/> |
| Location of structures & existing structures | <input type="checkbox"/> |
| Location of water well or water services | <input type="checkbox"/> |
| Location of septic system or sewer line | <input type="checkbox"/> |
| Copy of soil report from Oklahoma Dept. of Health | <input type="checkbox"/> |
| Square footage under roof | <input type="checkbox"/> |
| Total Cost | <input type="checkbox"/> |
| Description of Construction | <input type="checkbox"/> |
| Contractor Information | <input type="checkbox"/> |
| Other Permits (tin horns) | <input type="checkbox"/> |
| Other Utility Companies | <input type="checkbox"/> |
| Signature | <input type="checkbox"/> |

Enclosed is the following:

- Residential Zoning Ordinances
- Off-Street Parking Regulations

ARTICLE 2
SPECIFIC DISTRICT REGULATIONS
SECTION 9

A-1 GENERAL AGRICULTURAL DISTRICT

A. General Description

This district is intended to provide a location for the land situated on the fringe of the urban area that is used for agricultural purposes, but will be undergoing urbanization in the future. Most of these areas will be in close proximity to residential and commercial uses. Therefore the agricultural activities conducted in this district should not be detrimental to urban land uses. It is not intended that this district provide a location for a lower standard of residential, commercial, or industrial development than is authorized in other districts. The types of uses, area and intensity of use of land which is authorized in this district is designed to encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made.

B. Uses Permitted

Property and buildings in an A-1, General Agricultural District, shall be Used only for the following purposes.

- (1) Detached one-family dwelling
- (2) Church
- (3) Public school or school offering general educational courses the same as ordinarily given in the public schools and having no rooms regularly used for housing or sleeping.
- (4) Agricultural crops
- (5) The raising of farm animals in accordance with the ordinances of the City of Tuttle with those restrictions as provided herein:
 - (a) Concentrated Animal Feeding Operations (CAFO), as defined by the “Oklahoma Concentrated Feeding Operations Act” are prohibited within the City of Tuttle.
 - (b) Commercial Swine Operations are permitted within A-1 General Agricultural Districts in the City of Tuttle provided the Commercial Swine Operation shall not be a CAFO and provided no enclosure housing swine shall be located nearer than 1000 feet from any residential dwelling or commercial structure located on adjacent property. Commercial Swine Operation as used herein shall mean an agricultural operation that raises swine to be sold or fed to someone other than the tenant or owner of the property upon which the operation is being conducted.
 - (c) Non-commercial raising of swine including student owned FFA swine projects by the tenant or owner of the A-1 General Agricultural District property upon which the operation is located shall be permitted, provided no enclosure housing swine shall be located nearer than 150 feet from any residential dwelling or commercial structure located on property adjacent to the land upon which said swine are being raised.
(Paragraph (5) amended/updated by Ordinance #165, March 8, 1979.)
Paragraph 5 updated by Ordinance 2006-28
- (6) All of the following uses:
 - Country club
 - Golf course or driving range
 - Home occupation
 - Library
 - Municipal use
 - Park or playground
 - Plant nursery
 - Public service or utility use

- (7) Bulletin board or sign, not exceeding forty (40) square feet in area appertaining to the lease, hire, or sale of a building or premises, which board or sign shall be removed as soon as the premises are leased, hired or sold.
- (8) Accessory buildings which are not a part of the main building, including barns, sheds, and other farm buildings, private garages and accessory buildings which are a part of the main building.

C. Uses Permitted on Review

The following uses may be permitted on review in accordance with the provisions contained in Article 7, Section 49.

- (1) Lodge hall, veteran's organization, service organization.
- (2) Sign or display, not exceeding two 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, location and lighting of the sign or display shall be 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
- (5) Kennel and/or Animal Grooming Establishments
(Subparagraph (5) updated by Ordinance #2002-9)
- (6) Radio and television station and transmission tower
- (7) Stable, public
- (8) 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 Tuttle and the State laws and regulations relating thereto. *(Subparagraph (8) updated by Ordinance #171, December 15, 1980 and by Ordinance #1985-2)*

(Paragraph (C) updated by Ordinance #2005-7)

D. Area Regulations

- (1) Front Yard- All buildings shall be set back from street right-of-way lines to comply with the following front yard requirements:
 - (a) The minimum depth of the front yard shall be twenty-five (25) feet.
 - (b) If twenty-five per cent (25%) or more of the lots on one side of the street between two intersecting streets are improved with buildings all of which have observed an average setback line of greater than twenty-five (25) feet, and no building varies more than five (5) feet from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by existing buildings; but this regulation shall not require a front yard of greater depth than forty (40) feet.
 - (c) When a yard has double frontage the front yard requirements shall be provided on both streets.
- (2) Side Yard
 - (a) For dwellings of one story located on interior lots there shall be a side yard on each side of the main building of not less than five (5) feet and of not less than eight (8) feet for dwellings of more than one story, except as hereinafter provided in Article 3, Section 19. For unattached buildings of accessory use there shall be a side yard of not less than five (5) feet; provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than three (3) feet from an interior side lot line when all parts of the accessory building are located not less than sixty (60) feet from the front property line.
 - (b) For dwellings and accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than fifteen (15) feet in case such lot is back to back with another corner lot, and twenty (20) feet in

every other case. The interior side yard shall be in the same as for dwellings and accessory buildings on an interior lot.

- (c) Churches and main and accessory buildings, other than dwellings, and buildings accessory to dwellings, shall set back from all exterior and interior side lot lines a distance of not less than thirty-five (35) feet.
- (3) Rear Yard- There shall be a rear yard for a main building of not less than twenty (20) feet or twenty per cent (20%) of the depth of the lot, whichever amount is smaller. Unattached buildings of accessory use may be located in the rear yard of a main building.
- (4) Lot Width- For dwellings there shall be a minimum lot width of fifty (50) feet at the front building line, and such lot shall abut on a street for a distance of not less than thirty-five (35) feet.
- (5) Intensity of use
 - (a) For each dwelling and buildings accessory thereto there shall be a lot area of not less than two and one-half (2 ½) acres; provided however that all dwellings constructed on less than five (5) acres shall comply in all respects with the requirements established for R-1B zoned areas. (*Updated by Ordinance #2005-20*)
 - (b) Where a lot has less area than herein required and all of the boundary lines of that lot touch lands under other ownership at the effective date of this ordinance that lot may be used for one single-family dwelling unit or for the uses set forth in sub-section B above, but not for the raising of animals.
 - (c) For churches and main and accessory buildings other than dwellings and buildings accessory to dwellings the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas required in Article 4.
- (6) Coverage- Main and accessory buildings shall not cover more than twenty-five per cent (25%) of the lot area on interior lots, and thirty per cent (30%) of the lot area on corner lots. Accessory buildings shall not cover more than twenty per cent (20%) of the rear yard.
- E. Height Regulations
No building shall exceed thirty-five (35) feet in height except as provided in Article 3, Section 21.

SECTION 10

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

A. General Description

This is the most restrictive residential district. The principal use of land is for single family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element.

B. Uses Permitted

Property and buildings in an R-1, Single Family Residential District, shall be used only for the following purposes.

- (1) Detached single family dwelling
- (2) Church
- (3) Public school or school offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.
- (4) Public park or playground
- (5) Library
- (6) Garden or agricultural crops but not for the raising of livestock
- (7) Home occupation
- (8) Accessory buildings which are not a part of the main buildings, including a private garage or accessory buildings which are a part of the main building, including a private garage.
- (9) Bulletin board or sign, not exceeding forty (40) square feet in area appertaining to the lease, hire or sale of a building or premises, which board or sign shall be removed as soon as the premises are leased, hired, or sold.
- (10) Temporary building of the construction industry which is incidental to the erection of buildings permitted in this district, and which shall be removed when construction work is completed.

C. Uses Permitted on Review

The following uses may be permitted on review in accordance with provisions contained in Article 7, Section 49.

- (1) Municipal use, public building and public utility
- (2) Plant nursery in which no, building or structure is maintained in connection therewith
- (3) Golf club
- (4) or display, not exceeding two in number advertising the residential, 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, location and lighting of the sign or display shall be such as to not be detrimental to the use of adjacent properties, or to restrict sight distance on public streets.
- (5) Nationally recognized lodge halls, fraternal organizations, veterans' organizations; provided, however, any club organized primarily for the purpose of dispensing or drinking alcoholic beverages shall not be permitted hereunder.
- (6) Greenhouse; provided the lot shall have a frontage on a major street of not less than eighty (80) feet with a land area of not less than twenty thousand (20,000) square feet and the greenhouse shall be located within three hundred (300) feet of a major street with a set-back from the side lot lines of not less than twenty-five (25) feet and in accordance with front building line requirements.
- (7) Single Beautician Beauty Shops; provided the use is clearly incidental and secondary to the use of the dwelling and which is conducted entirely within the main or accessory buildings; no sign other than the one non- illuminated nameplate, not more than two

square feet in area attached to the structure; no mechanical equipment is used or activity is conducted which creates any noise, dust odor or electrical disturbance beyond the confines of the lot on which said shop is located; and adequate off-street parking is provided as determined by the planning commission of the City of Tuttle pursuant to Article 4, Section 37, Paragraph B of the zoning Ordinance of the City of Tuttle, Oklahoma. (*Subparagraph (7) updated by Ordinance #1995-2*)

(*Paragraph (C) updated by Ordinance #2005-7*)

D. Area Regulations

All buildings shall be set back from street right-of-way or property lines to comply with the following yard requirements.

(1) Front Yard

- (a) The minimum depth of the front yard shall be twenty-five (25) feet.
- (b) If twenty-five per cent (25%) or more of the lots on one side of the street between two intersecting streets are improved with buildings, all of which have observed an average setback line of greater than twenty-five (25) feet, and no building varies more than five (5) feet from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing buildings; but this regulation shall not require a front yard of greater depth than forty (40) feet.
- (c) When a yard has double frontage the front yard requirements shall be provided on both streets.

(2) Side Yard

- (a) For dwellings of one story located on interior lots there shall be a side yard on each side of the main building of not less than five (5) feet and of not less than eight (8) feet for dwellings of more than one story, except as hereinafter provided in Article 3, Section 19. For unattached buildings of accessory use there shall be a side yard of not less than five (5) feet; provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than three (3) feet from an interior side lot line when all parts of the accessory building are located not less than sixty (60) feet from the front property line.
- (b) For dwellings and accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than fifteen (15) feet in case such lot is back to back with another corner lot, and twenty (20) feet in every other case. The interior side yard shall be the same as for dwellings and accessory buildings on an interior lot.
- (c) Churches and main and accessory buildings, other than dwellings, and buildings accessory to dwellings, shall set back from all exterior and interior side lot lines a distance of not less than thirty-five (35) feet.

(3) Rear Yard

There shall be a rear yard for a main building of not less than twenty (20) feet or twenty per cent (20%) of the depth of the lot, whichever amount is smaller. Unattached buildings of accessory use may be located in the rear yard of a main building.

(4) Lot Width

For dwellings there shall be a minimum lot width of sixty (60) feet at the front building line, and such lot shall abut on a street for a distance of not less than thirty-five (35) feet.

(5) Intensity of Use

- (a) For each dwelling, and buildings accessory thereto, there shall be a lot area of not less than six thousand (6,000) square feet. (*Subparagraph (5) (a) updated by Ordinance #1998-3*)
- (b) Where a lot has less area than herein required and all the boundary lines of that lot touch lands under other ownership on the effective date of this ordinance that lot may be used for any of the uses, except churches, permitted by this section.

(c) For churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas required in Article 4.

(6) Coverage

Main and accessory buildings shall not cover more than twenty-five per cent (25%) of the lot area on interior lots, and thirty per cent-. (30%) of the lot area on corner lots; accessory buildings shall not cover more than twenty per cent (20%) of the rear yard.

E. Height Regulations

No building shall exceed thirty-five (35) feet in height except as provided in Article 3, Section 21.

SECTION 11A

R-1A URBAN ESTATES RESIDENTIAL DISTRICT

A. General Description

An Urban Estates District (or subdivision) may be defined as a natural or planned area within the City Limits which include many of the major daily activities of the families living in that area. These activities may center around a neighborhood school, church or other social activity. The Urban Estates subdivision is not intended to be wholly self-sufficient but does provide a common interest for its residents. It may be considered in size as a maximum of one square mile. It is further the intent to develop within its area a common social and recreational facility.

B. Uses Permitted

Property and buildings in an R-1 A, Urban Estates Residential District, shall be used only for the following purposes.

- (1) Detached one-family dwelling
- (2) Church
- (3) Public school or school offering general educational courses the same as ordinarily given in the public schools and having no room regularly used for housing or sleeping.
- (4) Country Club
- (5) Golf course or driving range
- (6) Parks and playgrounds
- (7) Library
- (8) Home Occupation -
Example - Home upholstery shop located in a dwelling provided such shop is conducted within the main dwelling, and is operated only by the inhabitants. The use shall be conducted in such a way that it is clearly incidental to the dwelling use and shall not change the character thereof. No sign shall be permitted except one non illuminated nameplate not exceeding two (2) square feet in area attached to the main building.
- (9) Bulletin board or sign, not exceeding thirty (30) square feet in area appertaining to the lease, hire, or sale of a building or premises, which board or sign shall be removed as soon as the premises are leased, hired, or sold.
- (10) Accessory buildings which are not part of the main building, including private garages, and accessory buildings which are a part of the main building.

C. Area Regulations

All buildings shall be set back from street right-of-way lines to comply with the following yard requirements.

- (1) Front Yard
 - (a) The minimum depth of the front yard shall be twenty-five (25) feet.
 - (b) If twenty-five per cent (25%) or more of the lots on one side of the street between two intersecting streets are improved with buildings, all of which have observed an average setback line of greater than twenty-five (25) feet, and no building varies more than five (5) feet from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing buildings; but this regulation shall not require a front yard of greater depth than forty (40) feet.
 - (c) When a yard has double frontage, the front yard requirements shall be provided on both streets.

- (2) Side Yard
 - (a) For dwellings located on interior lots there shall be a side yard on each side of the main building of not less than seven (7) feet for dwellings of one (1) story, and of not less than ten (10) feet for dwellings of more than one (1) story, except as hereinafter provided in Article 3, Section 19.

- (b) For unattached buildings of accessory use there shall be a side yard of not less than five (5) feet; provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than three (3) feet from an interior side lot line when all parts of the accessory building are located more than ninety (90) feet behind the front lot line.
 - (c) For dwellings and accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than fifteen (15) feet in case such lot is back to back with another corner lot, and twenty-five (25) feet in every other case; provided, however, that the side yard setback adjacent to a federal, state, or county highway and section line road shall be the same as for dwellings and accessory building on an interior lot.
 - (d) Churches and main accessory buildings other than dwellings and buildings accessory to dwellings shall set back from all interior side lot lines a distance of not less than thirty-five (35) feet. The side yard setback from the intersecting street on the corner lot shall be the same as required for residential uses in paragraph (2c) above.
- (3) Rear Yard There shall be a rear yard for a main building of not less than twenty (20) feet or twenty per cent (20%) of the depth of the lot, whichever amount is smaller. Unattached buildings of accessory use may be located in the rear yard of a main building.
- (4) Lot Width - For dwellings there shall be a minimum lot width of seventy-five (75) feet at the front building lines, and such lot shall abut on a street for a distance of not less than forty-five (45) feet.
- (5) Intensity of Use
- (a) For a one-family dwelling there shall be a lot area of not less than thirty thousand (30,000) square feet for each dwelling and building accessory thereto, except as hereinafter provided in Article 3, Section 19.
 - (b) Where a lot has less area than herein required and all the boundary lines of that lot touch lands under other ownership on the effective date of these Regulations, that lot may be used for any of the uses, except churches, permitted by this section.
 - (c) For churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas as required by this section and the off-street parking areas required in Article 4; provided, however, that the lot area for a church shall not be less than thirty thousand (30,000) square feet, and for each increment in seating capacity of twenty (20) persons which exceeds a seating capacity of one hundred (100) persons in the main auditorium, an additional three thousand square feet of lot area shall be provided.
- (6) Coverage - Main and accessory buildings shall not cover more than twenty-five per cent (25%) of the lot area on interior lots, and thirty per cent (30%) of the lot area on corner lots; accessory buildings shall not cover more than twenty per cent (20%) of the rear yard.
- D. Height Regulations - No building shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height except as provided in Article 3, Section 21.

Section 11B
RESIDENTIAL ESTATES (R-1B) DISTRICT

Purpose:

This District is intended to provide minimum standards for large-lot, low-density, single-family attached residential development. Whereas the R-1 A District covers tracts from 30,000 square feet, Lot sizes in this District shall range from 80,000 square feet to five (5) acres. This development may occur in areas which can be efficiently served by a Municipal Sewage collection and Disposal System, or it may occur in areas which are beyond any proposed service area boundaries of a Municipal Sewage Collection and Disposal System. Additional provisions of this Zoning District are to control sprawling, "leapfrog" development, prevent the possible depletion of existing and potential Municipal ground water reserves through controlled use of any Municipal or Community Water System, ensure adequate fire protection, eliminate the health threat of unsafe septic systems, and provide adequate existing and future utility, trafficway and drainage easements and rights-of-way in the developing area. The unifying elements of this District should be natural area boundaries, neighborhood schools or other planned features for the residential development as a whole Permitted Principal Uses and Structures, Minimum Off-Street Parking,

1. Single-family, detached dwellings on a minimum 80,000 sq. ft. lot, not including manufactured or mobile housing 2 spaces per dwelling.
2. General agricultural crops and raising of animals consistent with this and other Ordinances of the City of Tuttle, Oklahoma, but not the raising of farm animals or poultry None.

Permitted Accessory Uses and Structures

Subject to the provisions of this and other Municipal Codes and Ordinances, the following accessory uses and structures are permitted in the R-1B, Residential Estates District

1. Private garage; provided, that:
 - a. Such structure shall not encroach upon the front, side or rear yard setback requirements of the principal or main structures in this Zoning District; and
2. Private swimming pool, tennis courts and recreation and play area, either individually-owned, or operated on a non-profit basis, primarily for area residents;
3. Private pump house;
4. Private greenhouse (not operated for commercial uses) and gardens or areas for the raising of agricultural crops (but not areas for the raising of livestock); provided that:
 - a. Any lot on which a private greenhouse is operated shall have a frontage on a Major Street of not less than one hundred and fifty (150) feet; and
 - b. Said greenhouse shall meet side yard setback requirements of twenty-five (25) feet;
5. Temporary buildings in conjunction with construction work; provided, that:
 - a. Such buildings are removed promptly upon completion of the construction work; and
 - b. Such buildings are in full compliance with all applicable provisions of this Zoning Ordinance and the City of Tuttle, Oklahoma, Code of Ordinances;
6. Solar collectors, when used for the purpose of providing energy for heating and/or cooling of related principal structures;
7. Uses and structures (including accessory signs) clearly incidental and necessary to the permitted principal uses and structures in this District; provided, that:
 - a. Such structures and uses shall not involve the conduct of business, except "home occupations", on the premises;
 - b. Such structures and uses shall not include barns or sheds for the keeping of livestock or other agriculturally-related machinery or material;
 - c. Such structures and uses shall not encroach upon the front, side or rear yard setback requirements of the principal or main structures in this Zoning District; and
 - d. Such structures shall not encroach upon any alley, utility or drainage easement or right-of-way;

8. Satellite receiver dishes and/or antennas; provided, that:
 - a. All such structures shall be located in the rear yard; and
 - b. All such structures shall be located outside of the rear and side yard setbacks for this Zoning District.

Uses and Structures Permitted on Review,

(All Use on Review section updated by Ordinance #2005-7)

The following uses and structures may be permitted on review in accordance with provisions contained in Article 7, Section 49.

1. Golf courses and country clubs (but not miniature golf courses or commercial riving ranges operated separately from golf courses); provided, that:
 - a. Off-street parking is in conformance with requirements for such uses out-lined in the A-1, General Agricultural District; and
 - b. Primary access thereto shall not be from reduced-standard "residential estates: streets (see appropriate provisions in the City of Tuttle Subdivision Regulations);
2. Public utility or facility buildings (but not including open equipment storage, maintenance yards or general administrative and sales offices); provided, that:
 - a. Any building, structure or substation shall meet the front and rear yard setback requirements for single-family dwellings in this District, and shall provide side yard setbacks of not less than twenty-five (25) feet;
 - b. Two (2) parking spaces per structure or per one (1) employee on the site, whichever is the greater, shall be provided; and
 - c. Primary access thereto shall not be from reduced-standard "residential estates" streets (see appropriate provisions of the City of Tuttle Subdivision Regulations);
3. Churches and religious temples (but not including missions or revival tents, open tabernacles or arbors); provided that:
 - a. Parking requirements for such uses, detailed in the A-1, General Agricultural District, shall be met;
 - b. The front, side and rear yard setback requirements for such uses, detailed in this Zoning District, shall be met; and
 - c. Primary access thereto shall not be from reduced-standard "Residential Estates" streets (see appropriate provisions of the City of Tuttle Subdivision Regulations).
4. Wind Energy Conversion Systems; provided, that;
 - a. There shall be no more than two (2) such structures per lot;
 - b. They shall not be closer to a place of public assembly or a dwelling (other than the principal dwelling on the same lot) than a distance equal to one-and-one half (1 1/2) times their height;
 - c. The height and location of such structures shall not interfere with the operation of any airport or landing strip;
 - d. The height of such structures shall not exceed the maximum height allowed in this Zoning District; and
 - e. All such uses shall be in full compliance with this Zoning Ordinance;
5. Public or non-profit-operated neighborhood meeting or indoor recreational facilities parks, playgrounds, outdoor recreational facilities, and elementary schools; provided, that:
 - a. Off-street parking and other provisions are in full conformance with requirements for such uses outlined in the A-1, General Agricultural District; and
 - b. Location of any such proposed use shall be consistent with the demo-graphic characteristics of the surrounding neighborhood, in order to ensure that the proposed use does not create a neighborhood-oriented service which is completely out of character with the neighborhood;

6. In considering an application for a "Use Permitted on view" in this District, consideration shall be given to the impact of the proposal upon surrounding properties and the potential for increased traffic upon lower-standard "Residential Estates" streets. If a proposed use is likely to generate an unreasonable increase in the flow of traffic into a residential estates development or create situations where heavier vehicles will use the streets more frequently than under normal use and conditions, the application shall be denied. (It is the intent of this Ordinance that all "Uses Permitted on Review" be located on high standard streets or have access from a Major Street.)

Minimum Lot Area and Width; Minimum Front, Side and Rear Yard Setbacks; Maximum Height,

1. Single-Family Residential Dwelling
 - a. Minimum Lot Area: 80,000 square feet.
 - b. Minimum Lot Width: One hundred and fifty (150) feet at the building line. (All lots shall abut a public street for a minimum distance of 100 feet.
 - c. Front Setback:
 - (1) All lots: Forty (40) feet.
 - (2) Double street frontage lots shall provide a front yard setback on both streets.
 - d. Rear setback: Forty (40) feet.
 - e. Side Setback:
 - (1) Interior lot or side: Twenty-five (25) feet.
 - (2) Street side, corner lot: Thirty-five (35) feet.
 - f. Maximum Height shall be two and one-half (2 1/2) stories or thirty-five (35) feet.
2. Schools, Churches, Public and Other Institutional Buildings:
 - a. Minimum Lot Area: 80,000 square feet. Minimum lot area shall also be adequate to provide all required yard areas.
 - b. Front setback: Forty-five (45) feet.
 - c. Rear setback: Forty (40) feet.
 - d. Side setback: Thirty-five (35) feet.
 - e. Maximum Height shall be two and one-half (2 1/2) stories or thirty-five (35) feet.

Special Requirements.

1. (Sight Triangle.) Hedges, shrubbery or bushes of more than three (3) feet in height shall not be planted, placed or maintained on a corner or any vehicular access point so as to restrict the vision of drivers, persons on bicycles or pedestrians.
2. (Signs.) All signs, including temporary and political signs, shall be maintained in a neat and presentable condition, and, in the event their use shall cease, they shall be promptly removed and the surrounding area restored to a condition free from refuse and trash.
3. (Coverage.) Principal and accessory buildings shall not cover more than twenty-five percent (25%) of the lot area of any lot within this District.
4. (Lot Reductions.) Reduction of lot sizes (through lot splits, etc.) in areas within the R-1 B, Residential Estates District, shall not be permitted (a) until such time as higher quality streets are provided, or (b) unless both resulting lots will equal or exceed the basic requirements of this District's provisions, and such action will not overload existing street systems.
5. (Solar Access.) The maximum height of any building, structure or vegetation shall cast no shadow on the solar collector of any neighboring property during critical times of the day, in any of the seasons. The Planning Commission may require such additional and reasonable setback distance as may be possible, or modify the maximum permitted height, in any case where a neighboring property owner can provide proof that proposed new construction will have the herein-described effect.
6. (Intensity of Use for Churches.) The minimum lot area for a church shall not be less than 80,000 square feet, plus an additional 3,000 square feet of lot area for each increment in seating capacity of one hundred (100) persons in the main auditorium.

7. (Animals.) The keeping of animals shall be consistent with the requirements of the City of Tuttle, Oklahoma, Code of Ordinances (Chapter 3), and the following provisions:
 - a. Animals shall be kept at least eighty (80) feet from the front lot line and shall be confined within the property lines by means of a suitable fence;
 - b. Any corral or pen shall not be located nearer than twenty-five (25) feet to any property line; and
 - c. Excrement from all animals shall be disposed of in an acceptable manner, to prevent the breeding of insects or the creation of a nuisance or health hazard.

ARTICLE 4
OFF-STREET AUTOMOBILE AND VEHICLE
PARKING AND LOADING

SECTION 31
GENERAL INTENT AND APPLICATION

It is the intent of these requirements that adequate parking and loading facilities be provided off the street for each use of land within the City. Requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all districts.

SECTION 32
REQUIRED OPEN SPACE

- A. Off-street parking or loading space shall be a part of the required open space associated with the permitted use and shall not be reduced or encroached upon in any manner.
- B. The area required for off-street parking shall be in addition to the yard areas herein required, except that the front yard required in a C-1 Commercial District or I-1 Light Industrial District may be used for uncovered parking area and the front yard of a residential district may be used for the uncovered parking area for six (6) or less vehicles associated with a residential use when the area is surfaced with a pavement adequate to prevent the occurrence of mud and dust with continued use, and may be used for uncovered area for more than six (6) vehicles in accordance with the provisions of Section 35.

SECTION 33
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, except as otherwise provided herein.

SECTION 34
JOINT PARKING FACILITIES

Whenever two 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. Spaces provided for permanent residents of dwellings shall be clearly designated and separated from spaces provided for employees, customers, and service.

SECTION 35
OWNERSHIP OR CONTROL OF LOT

The land upon which the off-street parking lot is located shall be owned or controlled by the same entity which owns or controls the land on which the principal use is located.

SECTION 36

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 nine (9) feet by twenty (20) feet plus adequate area for ingress and egress.

SECTION 37

AMOUNT OFF-STREET PARKING AND LOADING REQUIRED

- A. Off-street parking and loading facilities shall be provided in all districts in accordance with the following schedule.
- (1) Dwelling
One and one-half (1 1/2) parking spaces for each separate dwelling unit within the structure.
 - (2) Boarding or Rooming House or Hotel
One (1) parking space for each two (2) guests provided overnight accommodations.
 - (3) Hospitals
One (1) space for each four (4) 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.
 - (4) Medical or Dental Clinics or Offices
Seven (7) spaces per doctor plus two (2) spaces for each three (3) employees.
 - (5) Sanatoriums, 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 four (4) employees including nurses.
 - (6) Community Center, Theater, Auditorium
One (1) parking space for each five (5) seats, based on maximum seating capacity.
 - (7) 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.
 - (8) 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 service area.
 - (9) Commercial Establishments Not Otherwise Classified
One (1) parking space for each one hundred fifty (150) square feet of floor space in the building used for retail trade, or used by the public, whichever is the greater.
 - (10) Industrial Establishments
Adequate area to park all employees' and customers' vehicles at all times and adequate space for loading, unloading and storing all vehicles used incidental to or as a part of the primary operation of the establishment.
 - (11) Church Sanctuary
One (1) parking space for each three (3) seats, based on maximum seating capacity; provided, however, that churches may establish joint parking facilities for not to exceed fifty percent (50%) of the required spaces, with public institutions and agencies that do not have a time conflict in parking demand. The joint parking facility shall be located not to exceed four hundred (400) feet from the church sanctuary.
 - (12) Mobile Home - Two (2) off-street parking spaces must be provided for each mobile home site.

SECTION 38
OFF-STREET PARKING LOT CONSTRUCTION
AND MAINTENANCE

A. 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.

- (1) All sides of the lot 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) nor more than six (6) feet. Such fence, wall, or hedge shall be maintained in good condition.
- (2) No parking shall be permitted within a front yard setback line established ten (10) feet back of the property line of interior and corner lots wherever the parking lot is located in a residential district or immediately abuts the front yard of a residential unit. In all other cases no setback shall be required; provided, however, that on any corner lot formed by two (2) intersecting streets no parking shall be permitted, and no wall, fence, sign, structure or plant growth having a height in excess of three (3) feet above the elevation of the crown of the adjacent roadway surface shall be maintained in a triangle formed by measuring a distance of thirty (30) feet along said front and side lot lines, from their point of intersection, and connecting the points so established to form a triangle on the area of the lot adjacent to the street intersection.
- (3) All yards shall be landscaped with grass, shrubs, and evergreen ground cover and maintained in good condition the year round.
- (4) Driveways used for ingress and egress shall be confined to and shall not exceed twenty-five (25) feet in width, exclusive of curb returns.
- (5) All of the lots 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.
- (6) The intensity of light and arrangement of reflectors shall be such as not to interfere with residential district use.
- (7) No sign of any kind shall be erected except information signs used to guide traffic and to state the conditions and terms of the use of the lot. Only non-intermittent incandescent lighting of signs shall be permitted.

B. Paved Surface Required

All parking spaces required under the provisions of this Article shall be paved with a sealed surface pavement and maintained in a manner that no dust will result from continued use.