

Oklahoma City, Oklahoma – Code of Ordinances

Chapter 59 – ZONING AND PLANNING CODE

13650.18. Mayfair Heights Urban Conservation District.

A.

Purpose and Intent. The Mayfair Heights Urban Conservation District is intended to promote the health, safety, economic, cultural and general welfare of the public by encouraging the conservation and enhancement of the urban environment specifically in the area of Oklahoma City known as Mayfair Heights.

B.

District Designation.

(1)

Location. The location of the Mayfair Heights Urban Conservation District can be found in Appendix A.

(2)

Official Advisory Relationship. The Mayfair Heights Neighborhood Association is designated to establish the "Steering Committee."

C.

Qualifier. Except for the provisions specifically contained in this section, all other provisions of this chapter shall apply to and have full force upon the properties contained in the Mayfair Heights Urban Conservation District.

D.

District Regulations. The following specific regulations shall be effective within the boundaries of the Mayfair Heights Urban Conservation Zoning District.

(1)

Overlay Regulations for Multiple-Family Residential and Commercial Development. These provisions shall apply to all parcels not zoned R-1 Single-family Residential.

(a)

This area shall be subject to the R-4 General Residential use and development regulations, unless further restricted in this section or by the master design statement of an approved Planned Unit Development or Simplified Planned Unit Development, which would take precedence.

(b)

Any portion of property abutting R-1 Single-Family Residential District shall be screened by a sight-proof fence made of wood, brick, stone, stucco or masonry, a minimum of six feet, and a maximum of eight feet, in height, and kept in an attractive state and in good repair at all times by the property owners.

(c)

Any main structure within this area shall have an exterior of brick, stone or stucco, as originally platted.

(d)

No building within this area shall exceed a height limit of three stories, except for any attic, basement and/or sub-level portion, provided the building does not exceed a height of 35 feet from outside ground level.

(e)

Commercial grade waste cans, dumpster units, and other forms of commercial grade litter control and refuse disposal shall be placed on the site in a location where they are screened from the direct line of sight of any adjacent R-1 Single-Family Residential District uses by a sight-proof fence made of wood, brick, stone, stucco or masonry. Consideration shall be given to the placement of the collection unit based on the reasonable access required by commercial refuse collection.

(f)

All exterior lighting shall be arranged so that there will be no annoying glare directed or reflected toward any adjacent R-1 Single-family Residential District uses.

(g)

Off-street parking or loading spaces shall be located a minimum of 20 feet from any lot line abutting R-1 Single-Family Residential District.

(h)

Special Provision for Lots 17 and 18, Block 10, Mayfair Heights Addition:

1.

No building within this area shall exceed a height limit of two stories, except for any attic, basement and/or sub-level portion, provided the building does not exceed a height of 25 feet from outside ground level.

(i)

Special Provisions for Lots 15 and 16, Block 10, Mayfair Heights Addition:

1.

The continued use as residential duplexes shall comply with the provisions established in the overlay regulations for residential development; any other use shall comply with the provisions established in this section.

2.

No building within this area shall exceed a height limit of two stories, except for any attic, basement and/or sub-level portion, provided the building does not exceed a height of 25 feet from outside ground level.

(j)

Special Provisions for Lot 13, Block 13, Mayfair Heights Addition:

1.

(a) This area shall be subject to the standard R-1 Single-Family Residential District use and development regulations, unless further restricted in this section or the compliance with the master design statement as defined under the provisions of an approved Planned Unit Development or Simplified Planned Unit Development, which would take precedence.

2.

Paragraphs (a), (b), (c), (d), (f), and (g) above shall not apply.

(2)

Overlay Regulations for Residential Development. These provisions shall apply to all parcels zoned R-1 Single-family Residential.

(a)

Structures.

1.

Location of structures, area zoning and setback regulations: On all lots, property frontage shall be as platted.

2.

Blocks 1 thru 18, Mayfair Heights Addition, shall have a front yard setback of 30 feet and, in the event of a corner lot, a side yard setback of 15 feet on the side abutting a street, as originally platted.

3.

Blocks 1 thru 3, Robin Lee Addition, shall have a front yard setback of 25 feet and, in the event of a corner lot, a side yard setback of 15 feet on the side abutting a street, as originally platted.

(b)

Construction Height Limitation. No single-family residential structure shall exceed a height of two and one-half stories, except for any attic, basement and/or sub-level portion, provided the building does not exceed a height of 35 feet from outside ground level.

(c)

Structural Façade. The structural façade or veneer of the main structure on the property, fronting a public street, shall be a minimum of 50 percent brick, stone or stucco as originally platted.

(d)

Carports. Carports are permitted to be added to an existing residential structure, subject to the following conditions and requirements:

1.

The façade or veneer of a carport shall be constructed of the same building materials as the main structure on the property.

2.

The roof of a carport shall be constructed of the same material as the roof of the main structure.

3.

All carports shall be designed and constructed with drains or gutters that direct the flow of runoff from the roof in such a manner so that said runoff does not flow onto adjacent private property.

4.

All carports shall not exceed the width of the driveway or 24 feet, whichever is smaller.

(e)

Driveways. Driveways forward of the front building line shall be constructed of a standard hard surface material such as concrete, asphalt or similar product, brick type pavers, natural stone or gravel not to exceed 30 percent of the front lot width or a maximum width of 24 feet, whichever is smaller.

(f)

Satellite, Television, Radio and Any Other Transmission or Receiving Implements.

1. This section shall only apply to satellite dishes in excess of two meters in width.
2. If mounted on a pole or attached to the ground, satellite dishes shall not project past the front building line nor exceed the height of the main structure by more than 15 feet.
3. If mounted to the main structure, satellite dishes shall not project past the front building line. In the event the structure has a hip or gable roof, the satellite dish shall not be forward of the main ridge line and/or mounted to the front slope. In the event the mounting is on the side of the structure and/or the side slope of a hip or flat type roof, the satellite dish shall be a minimum of ten feet from the front building line. This provision shall not prevent the item from protruding above the main ridge line and the height shall not exceed the height of the main structure by more than 15 feet.
4. Pre-existing satellite, television, radio and any other transmission or receiving implements, prior to the enactment of this Urban Conservation District, shall have been deemed to be legally nonconforming only for a period of one year.

(g)

Fencing and Gates. A property owner may at their discretion, construct and install a fence along the exterior of the property, setback or easement lines, or any other lawful location, provided:

1. If rear of the front building line, the height shall be a minimum of four feet and a maximum of eight feet.
2. If rear of the front building line, the material used in the construction or installation of the fence, other than the support structure, shall be made of wood, brick, stone, stucco, masonry, vinyl or composite type products specifically made for residential fence use. The use of chain link as a fencing material shall be permitted rear of the front building line, but shall have a maximum height limit of six feet. The use of corrugated, ribbed or sheet type metal, plastic or similar sheeting, plywood, barbed, single strand, hog or chicken wire, or other items not intended for use in standard residential fence construction or installation shall be prohibited. Installed gates, regardless of the material used, shall be reasonably compatible to the fence and/or overall exterior design.
3. Fencing forward of the front building line shall be prohibited, as originally platted.
4. The use of a hedge as a fence forward of the front building line, may be permitted, provided:
 - i.

That the vegetation does not extend into or beyond the front property or easement line.

ii.

That the vegetation shall have a maximum height limit of four feet.

iii.

That the vegetation does not cause a view obstruction for any private driveway entrance to or from a public street or intersection.

(h)

Parking. Parking of motor vehicles, motor homes, campers, boats, trailers and any other wheeled vehicles, related equipment and/or attachments, motorized or non-motorized, operable or inoperable, and/or any item(s) intended to be transported thereon shall be as follows:

1.

Motor vehicles, motor homes, campers, boats, trailers and any other wheeled vehicles, related equipment and/or attachments, parked in front of the front building line, shall only park on a hard surface, described as a driveway made of concrete, asphalt or similar product, brick type pavers, natural stone or gravel.

2.

Motor vehicle shells, covers and related attachments, not mounted to a motor vehicle, shall be stored to the rear of the front building line.

3.

Boats that are not mounted to an appropriate trailer, which they are intended to be transported thereon, shall only be stored to the rear of the front building line and shall be behind a sight-proof fence. Boats which are not behind a sight-proof fence and are visible from the street, shall be covered by a boat tarp.

4.

Boats which are deemed to be person-transportable, such as canoes or similar boats, and do not have an appropriate trailer that they are intended to be transported thereon, and are not mounted to an operable motor vehicle, shall only be stored to the rear of the front building line.

5.

Motor homes, campers, boats and trailers parked in the driveway in front of the front building line, shall not be parked in or extend beyond the front property or easement line, or a minimum of 11 feet from the curb line, whichever is greater.

(i)

Storage of Junk, Debris, Trash or Refuse. Storage of junk, debris, trash or refuse is prohibited.

(j)

Basketball Hoops and Related Support Structures.

1.

The erecting or installing of any type of basketball hoop on any type of freestanding permanent pole, post or other support type structure in front of the front building line shall be prohibited. This provision does not prohibit the attachment of a basketball hoop, or related support structure, directly

to a building, provided that it does not extend out from the building more than five feet or extend above the eave line of the structure more than five feet, or a maximum of 15 feet from grade level.

2.

The use or keeping of a temporary and/or portable basketball hoop in front of the front building line shall be permitted, provided that the item, when not in use, is not left in, or adjacent to, the street or driveway or front yard.

(k)

Storage of Construction Material, Equipment and Other Related Items.

1.

No construction material, equipment, dumpsters and/or other related items shall be stored forward of the front building line, except for construction-related material and/or equipment being used in any current and active building, renovation or other construction-related activity.

2.

The storage of construction material, equipment, dumpsters and/or other related items being used in any current and active building, renovation or other construction related activity, forward of the front building line, shall not exceed a period of 30 days from the date of last building, renovation or other construction related activity, and/or 30 days after the expiration of the permit, if required, authorizing the building, renovation or construction-related activity, whichever comes first.

3.

The storage of construction related material, equipment, dumpsters and/or other related items not complying with these provisions shall be stored in the following manner:

i.

If the property owner cannot reasonably move the items to the rear of the front building line, causing them to be stored forward of the front building line, they shall be covered by an appropriate tarp.

ii.

If stored to the rear of the front building line, shall be behind a sight-proof fence.

iii.

If not behind a sight-proof fence and visible from the street, shall either be covered by an appropriate tarp, or stacked and arranged in a neat and orderly manner so as not to present a disorderly appearance.

(l)

Storage or Keeping of the Following Items Not Defined Elsewhere in This Section. The storage or keeping of items forward of the front building line shall be prohibited: barbecues or other types of charcoal or gas type grills, appliances, buckets, tools, tires, toys, bicycles, wheelbarrows, laundry, and furniture not intended for outside use.

(m)

Signage. All signs in excess of two square feet shall be prohibited, except for those specifically permitted below:

1. Residential identification nameplates shall be placed flat against the front exterior wall and limited to four square feet.
2. Residential house number identification plates shall be limited to four square feet.
3. One temporary sign, not exceeding six square feet, offering a property for sale, lease or rent is permitted within the property in which the sign directly relates.
4. One temporary sign, not exceeding ten square feet, stating a contractor and/or sub-contractor's name is permitted for the period of construction.

(n)

Landscape Installation and Maintenance.

1. Trees shall be kept and maintained by pruning or removal of any dead, deceased and/or damaged portions that may pose a danger to persons or property. Trees which have had a majority portion of the canopy damaged, pruned and/or removed, and present a barren stump-like appearance, shall be removed in their entirety to ground level.
2. In the overall landscape design of the front or side yard area abutting a street, a property owner, may at their discretion, install concrete, asphalt or similar product, brick type pavers, natural stone or gravel, not to exceed 30 percent coverage of the area, using any one specific type of concrete, asphalt or similar product, brick type pavers, natural stone or gravel. It is the intention of this provision to prevent the use of a single type of landscape product in covering the area in total. It is not the intention of this provision to prohibit the use of a combination of various landscape products in the overall landscape design.

(o)

Originally Platted Park Areas.

1. The construction of any structures, placement of any temporary buildings, and installation of signage shall be prohibited in that portion of land between: May Avenue and Mayfair Drive, Northwest 47th Street proceeding North 205 feet from the centerline of Northwest 47th Street to an East-West line, between the Northwest corner of Lot 13, Block 13, Mayfair Heights Addition and the centerline of May Avenue.
2. The use of the land as an open-landscaped park area, as originally platted, shall be as defined in the land use policy statement for that portion of land between May Avenue and Mayfair Drive, Northwest 43rd Street and Northwest 47th Street.