

ORDINANCE NO. 618

AMENDED ORDINANCE NO. 573

AN ORDINANCE AMENDING ORDINANCE NO. 475 OF THE YUKON CITY CODE BY PROVIDING A SEPARATE ZONING CATEGORY CALLED THE CENTRAL BUSINESS DISTRICT AND DECLARING AN EMERGENCY .

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF YUKON, OKLAHOMA:

That Ordinance No. 475 is amended to read as follows:

201.1 Zoning districts established.

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 Yukon, Oklahoma:

- A Agricultural District
- R-1 Single-Family Residential District
- R-2 Combined Residential District
- R-3 Low and Medium Density, Multi-Family Residential District
- CB Central Business District
- C-1 Office District
- C-2 Convenience Commercial District
- C-3 Restricted Commercial District
- C-4 Planned Shopping Center District
- C-5 Automotive & Commercial Recreation District
- C-6 General Commercial District
- I-1 Light Industrial District
- I-2 Heavy Industrial District
- PUD Planned Unit Development Supplemental District
- FD Flood Plan Supplemental District

An additional section which shall be numbered and shall read as follows is hereby added to said Ordinance.

SECTION 607. CENTRAL BUSINESS DISTRICT

607.1 Legal description. The Central Business District as reflected by the Planning Document adopted in June, 1976, is as follows:

West Highland Addition:

Block 3, Lots 16 through 30
Block 2, Lots 27 through 40 and Lots 1 through 6
Block 1, Lots 1 thru 12

Spencer Addition:

Block 79, Lots 1 through 12
Block 80, Lots 1 through 12
Block 81, Lots 1 through 12
All of Block 82, All of Block 83
Block 84, Lots 7 through 18
Block 93, Lots 1 through 16

Lake Addition:

All of Blocks 102, 103, 110 and 111
Block 112, Lots 1 through 16
Block 113, Lots 1 through 16
Block 114, Lots 1 through 5
Block 115, Lots 6 through 10

George Addition:

Block 11, Lots 9 through 16

Original Townsite:

Block 10, Lots 17 through 32
Block 9, Lots 17 through 32
Block 8, Lots 17 through 32
Block 7, Lots 17 through 32
Block 6, Lots 17 through 32
Block 5, Lots 17 through 32
All of Block 4

607.2 General description. The regulations for the Central Business Districts are designed to:

1. Provide for orderly re-development of the Central Business District as defined on the zoning map of the City.
2. Minimize adverse effects of commercial uses upon other land uses being conducted within said district.
3. Provide opportunities for development so that the real property within this District may be efficiently utilized.

607.3 General regulations.

1. The fire limits of the City of Yukon are hereby extended to include all property within the Central Business District.

2. Minimum development would be 10,500 sq. ft. of land or three (3) 25 foot wide city lots.
3. Minimum front set back would conform to the average building line. (Code 403.2)
4. Minimum back lot set back would be 20' from the center of the alley.
5. No building could exceed 35' in height.
6. A minimum of 10 off-street parking spaces must be provided for each 10,500 sq. ft. of area developed. A 20' minimum width maneuvering lane must be provided for each row of parking.
7. All alleys shall be paved to City standards.
8. All sidewalks shall be paved with four (4) inches of concrete in accordance with City standards.
9. Central Business District zoning will include the right to build to the side property lines without set back.
10. The zoning map is hereby amended to include the area within the Central Business District as per Planning Commission recommendations.

607.4 Permitted uses. The permitted uses in the Central Business Districts are set forth in the table below. Where the letter "P" appears next to the permitted use, this use is permitted subject to acquiring a conditional use permit as set forth in Section 802.

Advertising agency
Addressing, duplicating, mailing, mailing list, stenographic,
telephone messages and similar office services
Antique Store
Apparel and accessories store
Armature rewinding shop
Artists or photographers studio not including the processing of
film for others
Auctioneer
Automobile parking or storage, as a principal use
Automobile wash service including self-service "P"
Automobile accessory and supply store
Automobile and truck rental
Armored car service

Bank
Barber or beauty shop premises
Beer sales for consumption off the premises
Bicycle store
Billiard or pool parlor
Blueprinting, photocopying and similar reproductive services
Boarding or rooming house
Bookstore, not including newstand
Broadcasting or recording studio
Bus station
Carnival, circus or similar temporary amusement enterprise
Carpentry, custom woodworking or furniture making
Carting, crating, express handling, moving or storage
Camera and photographic supply store
Child care institution: Other than day nursery
Church
City or county jail
City, county, school district, state or federal facilities
Civil defense and related activities facilities
Clinic, dental, medical or osteopathic, chiroprapist, pharmacy
Clothing: Custom dressmaking or altering for retail, including
tailoring and millinery
Clothing secondhand
Cold storage plant "P"
College, junior college, professional school: Public or equivalent
private
Community center: Public
Computing, data processing or similar service
Contractor (special trade): Facilities other than office
Convalescent, maternity or nursing home
Custom ceramic products, manufacturing
Delivery service
Department store
Detective or protective service
Diaper service "P"
Direct selling organization
Disinfecting, deodorizing or exterminating service
Drafting service
Drive-in restaurant not serving beer "P"
Driving school, private
Drugstore or proprietary store
Dry cleaning and dyeing plant
Dry cleaning, pickup or self-service
Dry goods store
Eating place other than drive-in, not serving beer or providing
dancing or entertainment
Electric regulating substation
Electrical supplies
Employment service
Farm equipment sales, service, rental, repair
Feed and fertilizer sales
Financial institution, other than pawnshop
Fire protection and related activities facility
Fire extinguisher service
Florist shop
Food locker plant
Food store, including bakery (retail only)
Fraternal organization
Freight depot, railroad or truck
Freight forwarding service
Funeral home, mortuary or undertaking establishment

Fur repair and storage
Furniture and home furnishings, sales and repair
Garage or parking for commercial or public utility vehicles
Garden supply store
Gas pressure control station
General store: General merchandise store
Gift, novelty or souvenir
Gunsmith shop
Hardware store
Hat cleaning or repair store
Heating equipment
Gasoline service station "P"
Hospital, health center, institution for aged or children
Hospital restricted to mental, narcotics or alcoholic patients;
sanatorium
Hotel or motel "P"
Household appliance store
Ice vending establishment
Institution, nonresidential
Interior decorating shop
Jewelry sales and repair
Jewelry watchmaking
Laboratory: Research, development or testing "P"
Laundry, pickup station only "P"
Leather goods or luggage store
Library: Private, nonprofit and public, other than branch
Limited price variety store
Linen supply or industrial laundry
Liquor store
Locksmith, key shop
Mail-order house: Catalog office or retail store
Mattresses, rebuilding and renovating "P"
Medical or dental clinic
Medical or dental laboratory
Monument sales
Motion picture distribution and services
Motion picture theater
Museum or art gallery
Music, musical instruments or phonographic record store
Newspaper distribution station
Newspaper offices, print shop
Newstand
Nursery school or day nursery
Office equipment and supplies retail sales, service, rental or
repair
Offices: General
Offices of non profit membership association
Offices: Professional and governmental
Optician or optometrist
Outdoor advertising plant
Packing or crating service
Paint, glass or wall paper store
Parish house, parsonage or rectory
Pawnshop
Pet shop
Petroleum pressure control station
Photofinishing service
Picture framing
Pipeline pressure control station

Plumbing fixtures, sales and service
Postal service facilities
Printing or publishing, including engraving or photoengraving
Police protection and related activities facilities
Radio, television, phonograph or other household electronics
equipment store
Radio transmitting station or tower, other than amateur
Optician, optical laboratory or supplies
Railroad passenger terminal
Religious goods store
Repair service limited to equipment (wholesale is permitted use in
the district in which the repair service is located) "P"
Rug cleaning or repair
Sales, service, repair or rental of business machines
School, elementary: Public or equivalent private
School, private: Barber, beauty, business, commercial art,
correspondence, stenographic, trade or vocational
School, secondary: Public or equivalent private
Sewage pressure control station
Sewing machine store
Shoe sales and repair
Sign painting
Skating rink
Sporting goods sales
Stationery store
Store selling architects', artists', or engineers' supplies and
equipment or dental, medical or office supplies or equipment
Studio, photographic, musical, fine arts
Taxicab garaging and maintenance
Taxicab stand or dispatching station
Taxidermist
Telegraph transmitting or receiving station
Telephone exchange, including garage, shop or service facilities
Tennis courts: Public
Television transmitting station or relay tower
Tobacco store
Toy store
Transportation ticket service
Travel arranging service
Variety store
Vending machines: Sales, service, rental, or repair
Venetian blind cleaning
Veterinarian hospital with inside runs
Warehousing, inside storage only
Water filtration plant, pump station, elevated storage or reservoir
Wholesale establishment, stock limited to floor samples
Wholesale establishment with stocks not limited to floor samples
Window cleaning service
Veterinarian, office only

All Ordinances in conflict herewith are expressly repealed.

An emergency is declared to exist and it is necessary for the public
welfare, health and safety that this Ordinance take effect immediately
upon its passage, approval and publication according to law.

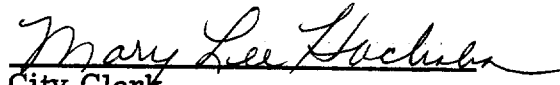
PASSED AND APPROVED, with the Emergency Clause passed separately,

this 19 day of December 19 28



MAYOR

ATTEST:



City Clerk