

1. Agenda

Documents:

[2021-06-01 BUILDING COMMISSION - PUBLIC AGENDA-1635.PDF](#)

2. Meeting Materials

Documents:

[2021-06-01 BUILDING COMMISSION - FULL AGENDA-1635.PDF](#)

AGENDA

Special Meeting of the
Nichols Hills Building Commission
Tuesday, June 1, 2021 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Building Commission only on items that appear on this Agenda. The Building Commission may dispose of the business set out on this Agenda by adopting, approving, denying, continuing, or taking other action as to each item, as determined by the Building Commission.

1. Call to Order
2. Roll Call
3. Items for a Separate Vote

Discussion, consideration, and possible approval of the following:

- a. Floor area ratio requirements in the R-1-60, R-1-75, E-1, E-2, R-2, and R-3 Residential Zoning Districts.
- b. Building Lot Coverage Requirements in the R-1-60, R-1-75, E-1, E-2, R-2, and R-3 Residential Zoning Districts.
- c. Rear yard setback requirements in the R-1-60, R-1-75, E-1, E-2, R-2, and R-3 Residential Zoning Districts.
- d. Side yard setback requirements in the R-1-60, R-1-75, E-1, E-2, R-2, and R-3 Residential Zoning Districts.
- e. Amendments to Section 50-3 of the City Code (Zoning) regarding definitions of the following words, terms and phrases used in Chapter 50 of the City Code, including establishment of formulas and diagrams for calculating the same:
 - i. Building coverage
 - ii. Lot coverage

- iii. Centroid
- iv. Floor area, gross
- v. Floor area ratio
- vi. Attic
- vii. Buildable area
- viii. Building height
- ix. Lot depth
- x. No-build vertical envelope

4. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 1:25 P.M. on the 28th day of May, 2021 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 1:30 P.M. on the 28th day of May, 2021; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 P.M. on the 28th day of May, 2021; and transmitted by email at 5:00 P.M. on the 28th day of May, 2021 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.



City Clerk
City of Nichols Hills, Oklahoma

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City Clerk
City of Nichols Hills, Oklahoma

Lot Coverage Definition from Zoning Ordinances

Existing Ordinance Language:

Lot coverage means the percentage of the buildable area of a lot which is covered by a roof or other structure and is not open to the sky. Lot coverage includes, but is not necessarily limited to, the main building, secondary buildings, accessory buildings, covered porches and decks, covered terraces, carports, and porte cocheres. Lot coverage does not include unenclosed swimming pools, unenclosed tennis or game courts, and driveways.

Proposed Ordinance Language:

No change

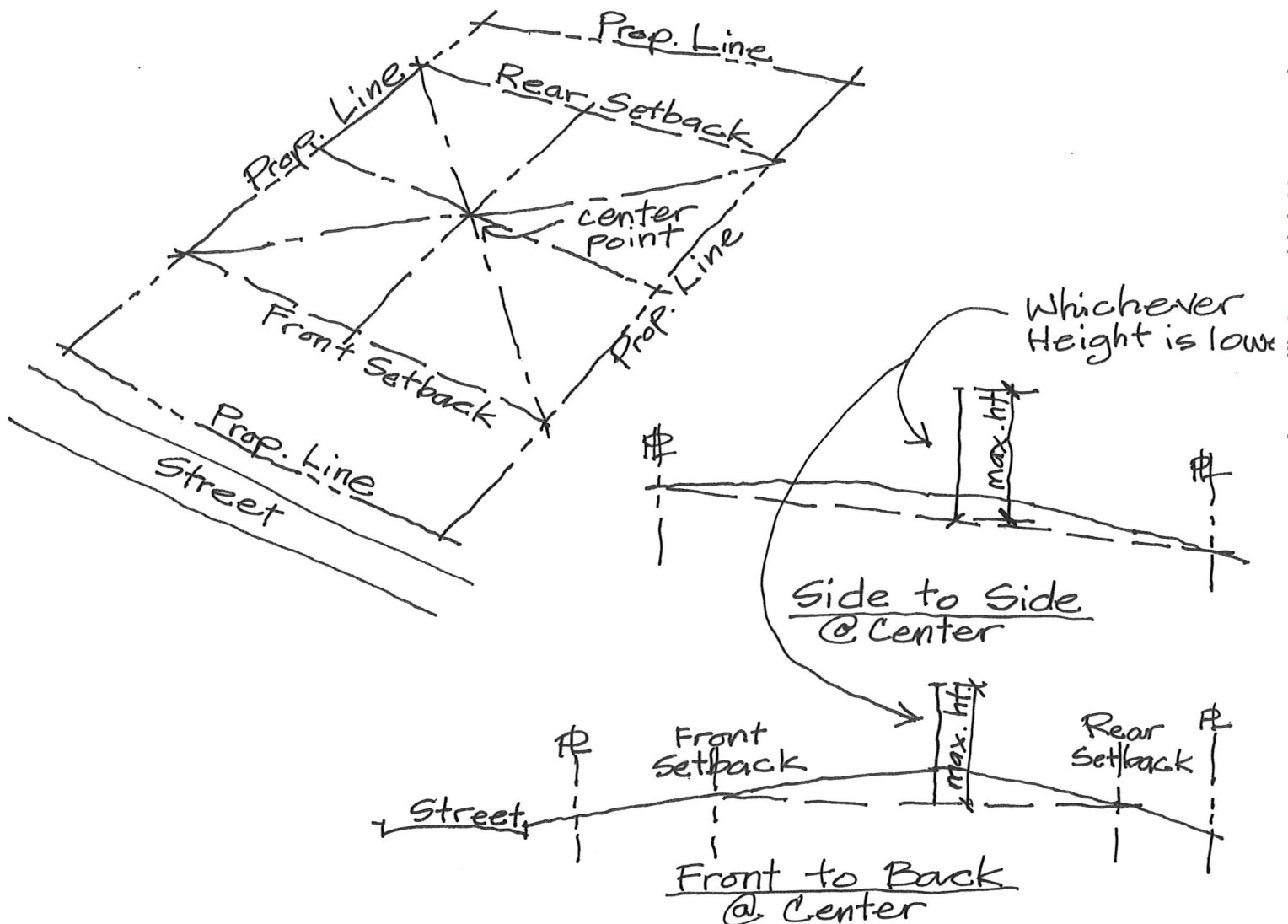
Centroid Definition from Zoning Ordinances

Existing Ordinance Language:

Centroid means a point at the center of the lot on undisturbed ground calculated by the following: Determine the front and rear yard main building setbacks and the side property lines. Draw diagonal lines from each of these corners and where the lines cross is the centroid of the lot.

Proposed Ordinance Language:

Centroid means a point located in 3 dimensions at the center of the lot. The center point of the lot is determined by the intersection of diagonal lines drawn from the intersections of the front and rear yard main building setbacks and the side property lines. The elevation of the centroid is calculated from extending vertically from the center point of the lot. The centroid point is either on the finish floor elevation of an existing main building ground floor (if accepted by the building official); or, in the case of building on undisturbed ground, the lower elevation at the center of the lot when either 1) a straight line is extended through the natural grade points at the median of the front and back main building setbacks or 2) a straight line is extended through the natural grade points at the median of the front and back main building setbacks on the two side property lines.



Floor Area Gross Definition from Zoning Ordinances

Existing Ordinance Language:

Floor area, gross, means the sum of the gross horizontal areas of all of the floors of a building or buildings, measured from the exterior faces of exterior walls or from the centerline of walls separating the two buildings, and including, but not limited to, the following spaces unless specifically excluded herein:

- (1) Elevator shafts and stairwells at each floor;
- (2) Penthouses;
- (3) Interior balconies, mezzanines, and enclosed covered porches and enclosed steps;
- (4) Accessory uses in enclosed covered space, but not including uncovered space used for off-street parking;
- (5) Basements shall be excluded from calculations;
- (6) Enclosed areas within a pitched roof but above the plate line of the structure shall be excluded from calculations;
- (7) Garages shall be excluded from calculations.

Proposed Ordinance Language:

Floor area, gross, means the sum of the gross horizontal areas of all of the floors of a building or buildings, measured from the exterior faces of exterior walls or from the centerline of walls separating the two building, and including, but not limited to the following spaces unless specifically excluded below:

1. Elevator shafts and stairwells shall be calculated only once at ground level;
2. Habitable penthouses;
3. Interior balconies, mezzanines, and enclosed covered porches and enclosed steps;
4. Accessory uses in enclosed covered space.

Exclusions to the calculation:

1. Basements, when meeting the definition of basement;
2. Attics;
3. Garages for the primary purpose of automobile storage;
4. Mechanical spaces.

Floor Area Ratio Definition from Zoning Ordinances

Existing Ordinance Language:

Floor area ratio means a mathematical expression (gross floor area/buildable lot area = floor area ratio) determined by dividing the gross floor area of a building by the buildable area of a lot, as determined by setback lines, on which the building is located.

Proposed Ordinance Language:

Floor area ratio means a mathematical expression determined by dividing the gross floor area of a building by the buildable area of a lot (gross floor area/buildable lot area = floor area ratio), as determined by the setback lines, on which the building is located. The main building's buildable area shall be bound by the main building rear yard setback.

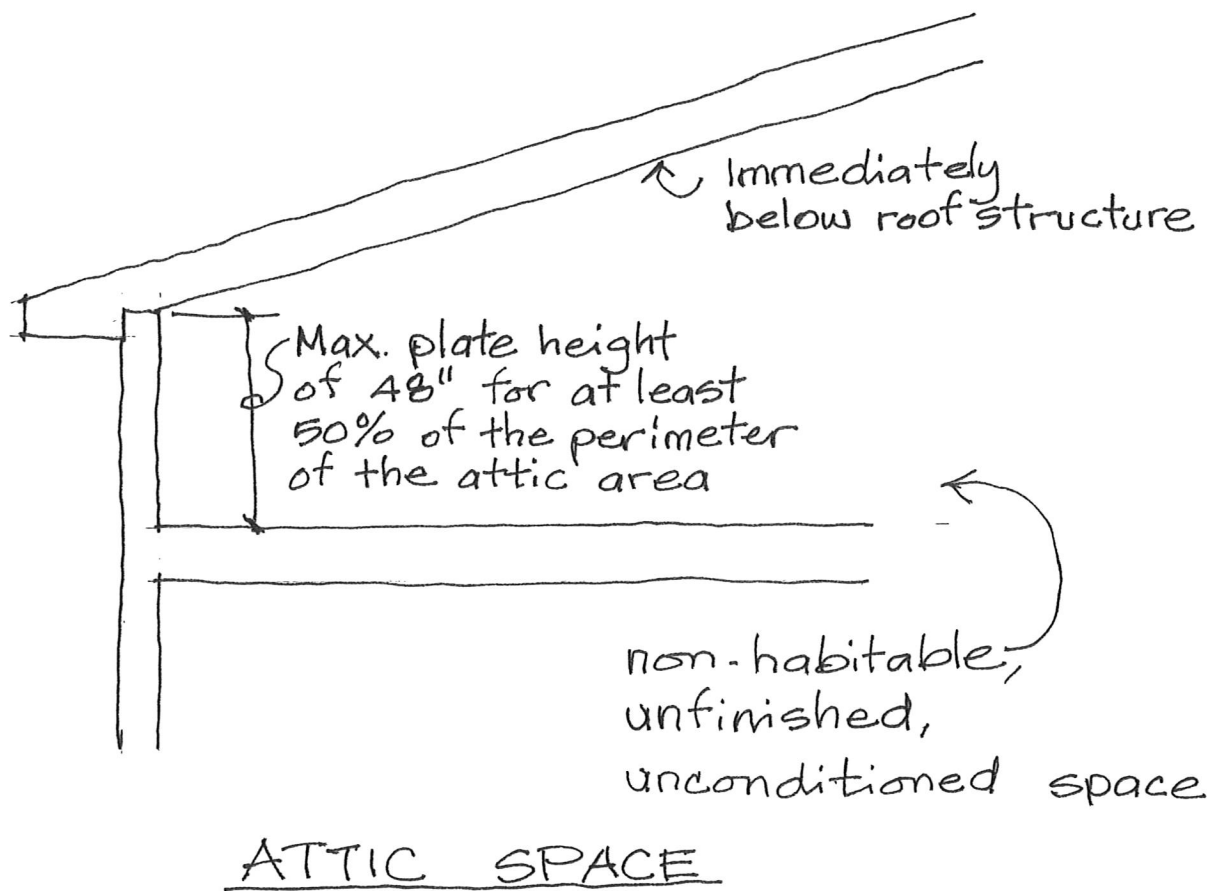
Attic Definition from Zoning Ordinances

Existing Ordinance Language:

No existing definition.

Proposed Ordinance Language:

Attic means a non-habitable, unfinished, unconditioned space directly below the roof structure. In order to be considered as an attic, a space must have a maximum of a 48" plate height above the floor structure below for at least 50% of the perimeter of the space. The intended use of an attic space is to be storage only and is not included in the floor area calculations.



Buildable Area Definition from Zoning Ordinances

Existing Ordinance Language:

No existing definition.

Proposed Ordinance Language:

Buildable area means that portion of the lot available upon which to build. For the main building, this area is between the front yard setback line and the main building rear yard setback line; and the side yard setback lines. For accessory buildings, this area is between the outbuilding limit line and the accessory building rear yard setback line; and the side yard setback lines.

Building Height Definition from Zoning Ordinances

Existing Ordinance Language:

Building height means the vertical distance from the ground elevation of the lot, established prior to any filling or excavating operations, by locating the centroid of the proposed structure as it will be placed on the lot and measuring to the horizontal plane intersected by the highest point of the structure. Chimneys and antennas shall not be considered as structural elements for the purpose of measuring building height.

Proposed Ordinance Language:

Building Height means the vertical distance from the centroid of any given lot to the horizontal plane intersected by the highest point of the structure. The allowable building height shall be as established by the same method for building height to the horizontal plane height as stated in each District requirements. Chimneys and antennas shall not be considered as structural elements for the purpose of measuring building height.

Lot Depth and Lot Width Definitions from Zoning Ordinances

Existing Ordinance Language:

Lot depth means the average distance of the side lines of the lot, measured from the street line of the lot to its rear line.

Lot width means the distance between side property lines, measured at the front yard setback line.

Proposed Ordinance Language:

Lot depth means the distance measured from the median of the front property line to the median of the rear property line.

Lot width means the distance between the side property lines, measured at the front yard setback line.
(No proposed change)

No-Build Vertical Envelope Zoning Ordinances

Existing Ordinance Language:

No existing definition.

Proposed Ordinance Language:

No-build vertical envelope means that portion of a structure adjacent to a sideyard property line where construction is not permitted as outlined in the District requirements.

