

1. Agenda

Documents:

[2021-06-15 BUILDING COMMISSION - PUBLIC AGENDA-1636.PDF](#)

2. Meeting Materials

Documents:

[2021-06-15 BUILDING COMMISSION - FULL AGENDA-1636.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, June 15, 2021 at 4:00 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. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Building Commission on any matter that is not otherwise set for consideration on this Agenda.

4. Minutes

- a. May 18, 2021 Minutes
- b. June 1, 2021 Minutes

5. Public Hearings

Discussion, consideration, and possible approval of the following:

- a. Certificate of Approval Application - 1806 Dorchester Place, Nichols Hills, OK.
- b. Certificate of Approval Application - 6408 Briarwood Lane, Nichols Hills, OK.

6. Items for Separate Vote

Items listed in this section of this Agenda are usually discussed, considered, and voted on individually by the Building Commission.

- a. Discussion, consideration, and possible action regarding drainage information required in Building Commission Applications.
- b. 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. Attic
 - ii. Centroid elevation
 - iii. No build envelope
- c. Discussion, consideration, and possible action regarding exterior lighting requirements.
- d. Discussion, consideration, and possible action regarding minimum information to be provided by an applicant at a preliminary meeting.

7. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 4:15 PM on the 4th day of June, 2021 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 4:30 PM on the 4th day of June, 2021; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 4th of June, 2021; and transmitted by email at 5:00 PM on the 4th day of June, 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.

Addendum filed in the Office of the City Clerk at 4:28 PM on the 8th day of June, 2021 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 4:40 PM on the 8th day of June, 2021; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 8th day of June, 2021; and transmitted by email at 5:00 PM on the 8th day of June, 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.

Amanda Copeland

City Clerk
City of Nichols Hills, Oklahoma

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 - b. June 1, 2021 Minutes

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Amanda Copeland

City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, May 18, 2021 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 12:50 PM
on the 7th day of May, 2021.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel		Present	
John Lippert	Chairman	Present	
Tori Raines		Present	
Rusty Caston		Absent	
Jeff Oakley		Present	

3. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Building Commission on any matter that is not otherwise set for consideration on this Agenda.

No one expressed a desire to be heard.

4. Minutes
 - a. April 20, 2021 Minutes
 - b. April 29, 2021 Minutes

MOTION: Raines moved to approve the April 20, 2021 as presented and approve April 29, 2021 minutes amending item 4b to read: "Approve agenda item 4b subject to using a 6' side-yard setback for the cabana and that the overall height of the cabana will be no more than 14' off surrounding finish grade." Oakley seconded the motion.

Attachment: May 18 2021 Minutes 1 (5197 : 3 May 18, 2021 Minutes)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tori Raines
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Raines, Oakley
ABSENT:	Caston

5. Public Hearings

Discussion, consideration, and possible approval of the following:

- a. Certificate of Approval Application - 1914 Huntington Avenue, Nichols Hills, OK.

Mr. Sam Gresham, architect with Sam Gresham Architecture, presented the application to the members of the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Lippert opened the public hearing.

Hearing no others expressing a desire to be heard, the public hearing was closed.

MOTION: Herzel moved to approve agenda item 5a subject to:

1. Modifying the windows in bedroom number 2, as shown on the floor plan, from the side yard to the rear yard.
2. Lower overall height of the house by 2 feet by lowering the pitch roof.

Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Herzel
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Raines, Oakley
ABSENT:	Caston

- b. Certificate of Approval Application - 1709 W. Wilshire Boulevard, Nichols Hills, OK.

Mr. Jason Tyler, architect with Bockus-Payne Architecture, presented the application to the members of the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Lippert opened the public hearing.

Seeing no others expressing a desire to be heard, the public hearing was closed.

MOTION: Raines moved to approve item 5b as presented. Herzel seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tori Raines
SECONDER:	Larry Herzel
AYES:	Herzel, Lippert, Raines, Oakley
ABSENT:	Caston

- c. Certificate of Approval Application - 1212 Larchmont Lane, Nichols Hills, OK.

Mr. Jeff Blake, with Gumerson Blake Design Build, presented the application to the members of the Building Commission.

Following discussion among the Building Commission Members, staff and applicant, Chairman Lippert opened the public hearing.

Hearing no others expressing a desire to be heard, the public

hearing was closed.

MOTION: Oakley moved to approve agenda item 5c as presented. Raines seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Oakley
SECONDER:	Tori Raines
AYES:	Herzel, Lippert, Raines, Oakley
ABSENT:	Caston

6. Adjournment

MOTION: There being no further business, Herzel moved to adjourn the meeting. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Herzel, Lippert, Raines, Oakley
ABSENT:	Caston

Chairman
Building Commission
City of Nichols Hills, Oklahoma

City Manager
Building Commission
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

MINUTES

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

**Original agenda filed in the Office of the City Clerk at 1:25 PM on
the 28th day of May, 2021.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel		Present	
John Lippert	Chairman	Present	
Tori Raines		Present	
Rusty Caston		Absent	
Jeff Oakley		Present	

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

Building Commission Chairman John Lippert and Building Commissioner Larry Herzel presented the items of concern that have come before the Building Commission. City Council, Planning Commission, Building Commission members, and staff discussed agenda items 3a - 3e at great length. The Building Commission members were directed to draft proposed changes to Section 50 of the City Code (Zoning) and present to the Planning Commission.

4. Adjournment

Chairman Lippert adjourned the meeting.

Chairman
Building Commission
City of Nichols Hills, Oklahoma

City Manager
Building Commission
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

See City Clerk's office.

See City Clerk's office.

Published in The Journal Record on May 14, 2021
Published in The OKC Friday on May 21, 2021

ORDINANCE NO. 1192

AN ORDINANCE AMENDING SECTION 50-372 OF THE NICHOLS HILLS CITY CODE REGARDING DRAINAGE INFORMATION REQUIRED FOR BUILDING COMMISSION CERTIFICATE OF APPROVAL APPLICATIONS; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NICHOLS HILLS, OKLAHOMA:

Section 1. Section 50-372 is amended as follows, with new language underlined, to wit:

Sec. 50-372. Application for Certificate of Approval.

Applications for Certificates of Approval shall be filed with the City on forms provided by the City Clerk. Two originals and a digital version of the application and all required documents must be submitted. Applications must be certified by the owner(s) of the property. The following attachments (the details for which are stated in the application form), and all other information required by the application form, must accompany the application:

(b) For construction of a new main or secondary building, or construction of an addition to an existing main or secondary building:

- (1) A narrative describing the project.
- (2) A survey, prepared by a licensed surveyor registered in this state, of the boundaries of the lot on which the building or addition to an existing main or secondary building is to be located.
- (3) Floor plans, renderings, elevation drawings, and other pertinent drawings.
- (4) A plot plan, drawn to scale, showing the location of the proposed building or proposed addition to an existing main or secondary building on the lot, all easements, setbacks, curb cuts, and driveways.
- (5) A site plan of the project depicting all adjacent development.
- (6) Drainage information, including grading plans as detailed in subsection (e).
- (7) For new main or secondary buildings, a landscaping plan or planting plan as required by Section 50-133. For additions to main or secondary buildings, a landscaping plan or planting plan, as applicable, is required if changes to existing conditions are to be made.

- (8) For new main or secondary buildings, an exterior lighting plan. For additions to main or secondary buildings, an exterior lighting plan is required if changes to existing conditions are to be made.
- (9) For church, office, and commercial buildings, additional information may be required by the Building Commission.
- (10) For additions to buildings, pictures of the subject building(s).
- (11) Color and material samples, if available and if applicable to the proposed work.
- (12) Drawings, images, and plans showing details of the project, including information reflecting the impact on privacy of adjacent buildings.
- (13) The name and address of the proposed general contractor for the project.
- (14) Street-level front elevation for all street-facing sides, drawn to scale, showing buildings and yards on either side of the proposed project.

(e) For all applications, a certification from the engineer who prepared the required drainage plan that the proposed construction:

- (1) does not change the point of stormwater discharge; and
- (2) does not change the stormwater drainage from sheet flow to point discharge; and
- (3) does not increase the flow to exceed the capacity of existing underground drainage pipes to the street.

If such engineer cannot certify that (1) through (3) are true, written consent to such circumstances from all affected adjacent property owners must be attached to the application.

Further, the applicant must show the following, as applicable:

- (1) Zero increase in impervious surface area. If the increase in impervious surface area (defined below) from the existing lot configuration to the proposed lot configuration is equal to or less than zero square feet, the applicant must provide a site plan showing the impervious area square footage of both the current site and the proposed site, with clear dimensions such that the square footage of impervious surface area is verifiable. The site plan must also show grading contours and flow arrows indicating the lot's topography.
- (2) Increase in impervious surface area greater than zero square feet. If the increase in impervious surface area from the existing lot configuration to the proposed lot configuration is greater than zero square feet, the applicant must provide a site drainage plan, signed and sealed by a registered professional civil engineer, that delineates existing and proposed storm water runoff patterns. The site plan must also show grading contours and flow arrows indicating the lot's topography. If the site plan indicates an increase in stormwater runoff onto adjacent property, the applicant must also provide:

- (a) site drainage calculations, signed and sealed by a registered professional civil engineer, showing the 100-year stormwater runoff for the historical and proposed layouts in all directions that affect adjacent properties; and
- (b) a site plan indicating the proposed efforts to be taken to direct stormwater to the street and/or storm sewer system and away from adjacent properties, such as yard drains and gutters. Any increase in point flows will not be permitted.

Impervious surface means a surface that is hard and impenetrable that does not allow stormwater infiltration into the underlying soil. Impervious surfaces include streets, roofs, parking areas, driveways, swimming pools, and walkways, any one of which are made of asphalt, concrete, brick, stone, or plastics.

For reference, pervious surface means a surface that allows the percolation of water into the underlying soil. Pervious surfaces include grass, mulched groundcover, planted areas, vegetated roofs, permeable paving, and porches and decks that are erected on pier foundations that maintain the covered lot surface's water permeability underneath.

Section 2. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 3. The provisions of this ordinance are severable and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

Section 4. EMERGENCY SECTION. WHEREAS, in the judgment of the Council it is necessary for the preservation of the peace, health, welfare and safety of the City of Nichols Hills, Oklahoma, and of the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, and therefore an emergency is hereby declared to exist by reason whereof this ordinance shall take effect and be in full force from and after its passage as provided by law.

PASSED by the Council of the City of Nichols Hills, Oklahoma, on the 11th day of May, 2021.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the 11th day of May, 2021.

ATTEST:

Amanda Copeland
City Clerk

E. Peter Hoff
Mayor

Reviewed as to Form and Legality:

John Michael Williams
City Attorney



Journal Record Publishing Company

211 N Robinson, Suite 201S
Oklahoma City, OK 73102

6.a.a

PUBLISHER'S AFFIDAVIT

Page 1 of 2

ORDINANCE NO. 1192

05/14/2021 05/21/2021

NUMBER

PUBLICATION DATES

LEGAL NOTICE

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

} S.S.

I, of lawful age, being duly sworn, am a legal representative of The Journal Record of Oklahoma City, Oklahoma, a daily newspaper of general circulation in Oklahoma County, Oklahoma, printed in the English Language and published in the City of Oklahoma City, in Oklahoma County, State of Oklahoma, continuously and uninterruptedly published in the County for a period of more than 104 consecutive weeks prior to the first publication of the attached notice, and having a paid general subscription circulation therein and with admission to the United States mails as paid second-class mail matter.

That said notice a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publication and not in a supplement on the ABOVE LISTED DATE(S).

MaRanda Beeson
MaRanda Beeson, Operations Supervisor

Subscribed and sworn before me this 21st day of May, 2021

Jennifer W Rogers
Jennifer Rogers, Notary Public

Comission Number: 19010183
My Comission Expires: 10/09/23

Order Number

12000851

Publisher's Fee

\$ 412.88

(MS12000851)

Published in The Journal Record on
May 14, 2021

Published in The OKC Friday on
May 21, 2021

ORDINANCE NO. 1192

AN ORDINANCE AMENDING
SECTION 50-372 OF THE NICHOLS
HILLS CITY CODE REGARDING
DRAINAGE INFORMATION
REQUIRED FOR BUILDING
COMMISSION CERTIFICATE OF
APPROVAL APPLICATIONS;
REPEALING ALL CONFLICTING
ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

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COUNCIL OF THE CITY OF
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(4) A plot plan, drawn to scale, showing the location of the proposed building or proposed addition to an existing main or secondary building on the lot, all easements, setbacks, curb cuts, and driveways.

(5) A site plan of the project depicting all adjacent development.

(6) Drainage information, including grading plans as detailed in subsection (c).

(7) For new main or secondary buildings, a landscaping plan or planting plan as required by Section 50-133. For additions to main or secondary

Attachment: Ord 1192 Drainage Cert of Approval (5253 : Discussion - drainage ordinance)

AFFIDAVIT OF PUBLICATION

Page 2 of 2

buildings, a landscaping plan or planting plan, as applicable, is required if changes to existing conditions are to be made.

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Section 2. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 3. The provisions of this ordinance are severable and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

Section 4. EMERGENCY SECTION. WHEREAS, in the judgment of the Council it is necessary for the preservation of the peace, health, welfare and safety of the City of Nichols Hills, Oklahoma, and of the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, and therefore an emergency is hereby declared to exist by reason whereof this ordinance shall take effect and be in full force from and after its passage as provided by law.

PASSED by the Council of the City of Nichols Hills, Oklahoma, on the 11th day of May, 2021.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the 11th day of May, 2021.

ATTEST: E. Peter Hoffman, Jr.

Mayor

Amanda Copeland

City Clerk

Reviewed as to Form and Legality:

John Michael Williams

City Attorney

AFFIDAVIT OF PUBLICATION

okcFRIDAY

PO Box 20340 • Oklahoma City, OK 73156 • (405) 755-3311

City of Nichols Hills

IN THE District Court of Oklahoma County, Oklahoma

Case No. **Ordinance 1192**

State of Oklahoma, County of Oklahoma

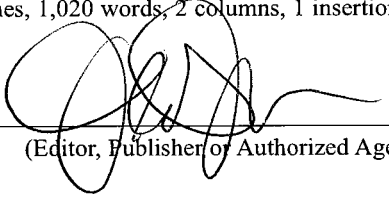
I, Rose Lane, of lawful age, being duly sworn upon oath, deposes and says that I am the General Manager of *OKC FRIDAY*, a weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. §106, as amended to date, for the City of Oklahoma City, for the County of Oklahoma, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

1st Publication05/21/2021
 2nd PublicationN/A
 3rd PublicationN/A

Publication Fee\$ 175.40

Calculation measurement:

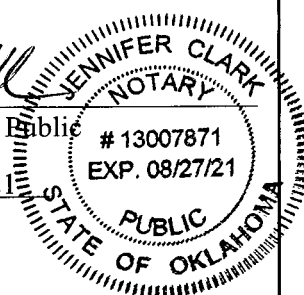
32 tabular lines, 1,020 words, 2 columns, 1 insertion


 (Editor, Publisher or Authorized Agent)

SUBSCRIBED and sworn before me this 21 day of
May, 2021


 Jennifer Clark, Notary Public

My Commission expires: 8/27/2021
 Commission #13007871



(Published in OKC Friday, Friday, May 21, 2021)

ORDINANCE NO. 1192

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- (7) For new main or secondary buildings, a landscaping plan or planting plan as required by Section 50-133. For additions to main or secondary buildings, a landscaping plan or planting plan, as applicable, is required if changes to existing conditions are to be made.
- (8) For new main or secondary buildings, an exterior lighting plan. For additions to main or secondary buildings, an exterior lighting plan is required if changes to existing conditions are to be made.
- (9) For church, office, and commercial buildings, additional information may be required by the Building Commission.
- (10) For additions to buildings, pictures of the subject building(s).
- (11) Color and material samples, if available and if applicable to the proposed work.
- (12) Drawings, images, and plans showing details of the project, including information reflecting the impact on privacy of adjacent buildings.
- (13) The name and address of the proposed general contractor for the project.
- (14) Street-level front elevation for all street-facing sides, drawn to scale, showing buildings and yards on either side of the proposed project.

(e) For all applications, a certification from the engineer who prepared the required drainage plan that the proposed construction:

- (1) does not change the point of stormwater discharge; and
- (2) does not change the stormwater drainage from sheet flow to point discharge; and
- (3) does not increase the flow to exceed the capacity of existing underground drainage pipes to the street.

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If such engineer cannot certify that (1) through (3) are true, written consent to such circumstances from all affected adjacent property owners must be attached to the application.

Further, the applicant must show the following, as applicable:

- (1) Zero increase in impervious surface area. If the increase in impervious surface area (defined below) from the existing lot configuration to the proposed lot configuration is equal to or less than zero square feet, the applicant must provide a site plan showing the impervious area square footage of both the current site and the proposed site, with clear dimensions such that the square footage of impervious surface area is verifiable. The site plan must also show grading contours and flow arrows indicating the lot's topography.
- (2) Increase in impervious surface area greater than zero square feet. If the increase in impervious surface area from the existing lot configuration to the proposed lot configuration is greater than zero square feet, the applicant must provide a site drainage plan, signed and sealed by a registered professional civil engineer, that delineates existing and proposed storm water runoff patterns. The site plan must also show grading contours and flow arrows indicating the lot's topography. If the site plan indicates an increase in stormwater runoff onto adjacent property, the applicant must also provide:
 - (a) site drainage calculations, signed and sealed by a registered professional civil engineer, showing the 100-year stormwater runoff for the historical and proposed layouts in all directions that affect adjacent properties; and
 - (b) a site plan indicating the proposed efforts to be taken to direct stormwater to the street and/or storm sewer system and away from adjacent properties, such as yard drains and gutters. Any increase in point flows will not be permitted.

Impervious surface means a surface that is hard and impenetrable that does not allow stormwater infiltration into the underlying soil. Impervious surfaces include streets, roofs, parking areas, driveways, swimming pools, and walkways, any one of which are made of asphalt, concrete, brick, stone, or plastics.

For reference, pervious surface means a surface that allows the percolation of water into the underlying soil. Pervious surfaces include grass, mulched groundcover, planted areas, vegetated roofs, permeable paving, and porches and decks that are erected on pier foundations that maintain the covered lot surface's water permeability underneath.

Section 2. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 3. The provisions of this ordinance are severable and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

Section 4. EMERGENCY SECTION. WHEREAS, in the judgment of the Council it is necessary for the preservation of the peace, health, welfare and safety of the City of Nichols Hills, Oklahoma, and of the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, and therefore an emergency is hereby declared to exist by reason whereof this ordinance shall take effect and be in full force from and after its passage as provided by law.

PASSED by the Council of the City of Nichols Hills, Oklahoma, on the 11th day of May, 2021.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the 11th day of May, 2021.

ATTEST: E. Peter Hoffman, Jr.
Mayor

Amanda Copeland
City Clerk

Reviewed as to Form and Legality:

John Michael Williams
City Attorney

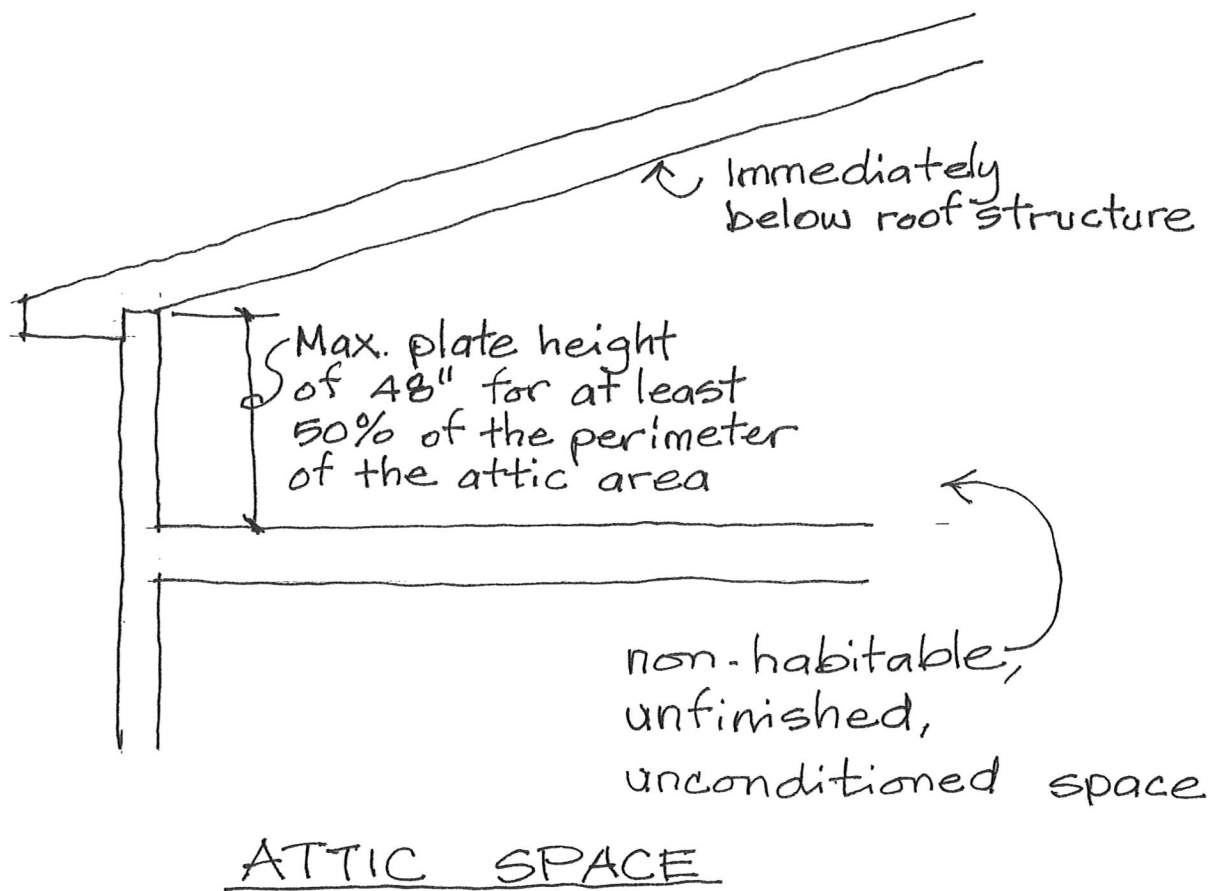
Attic Definition from Zoning Ordinances

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.



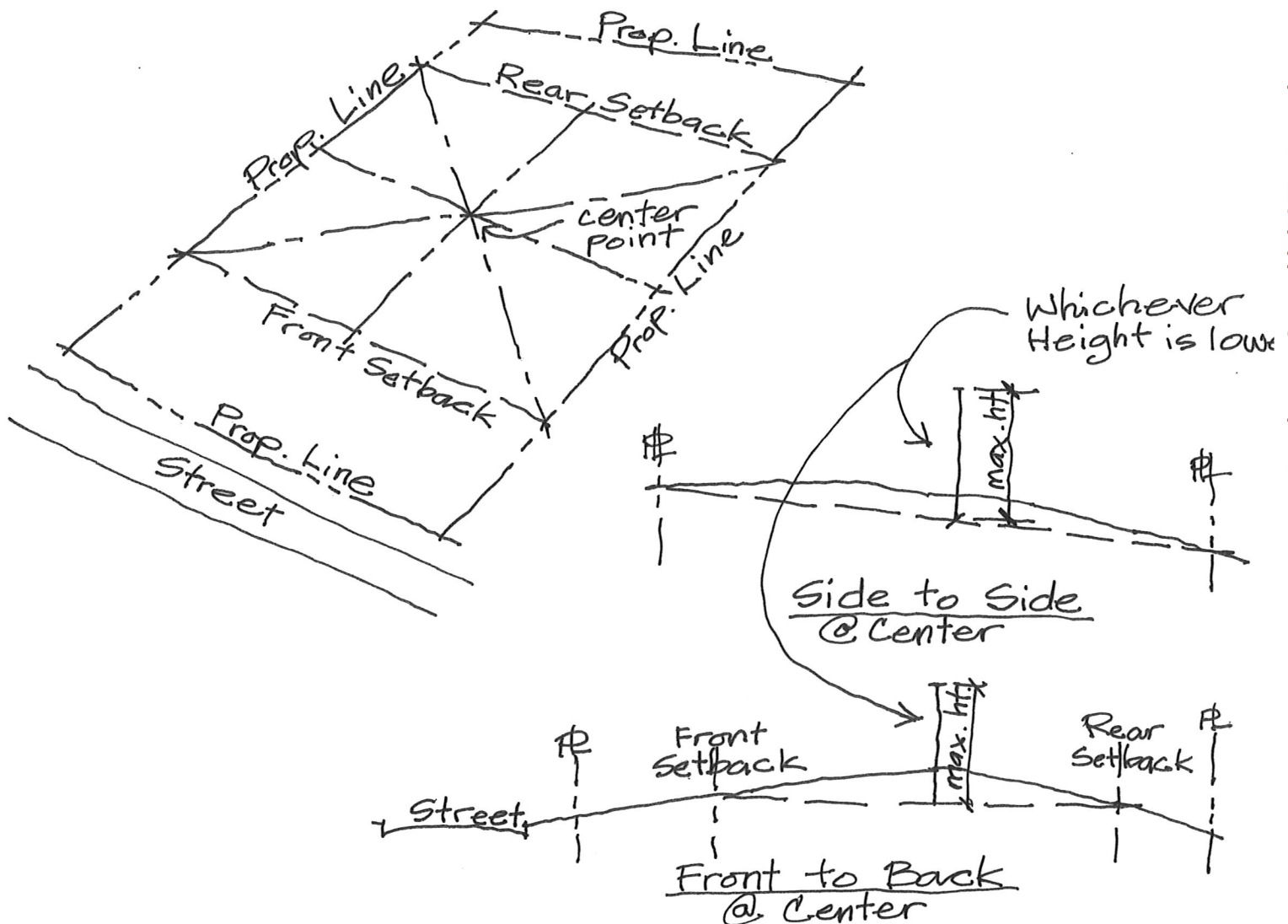
Centroid Definition from Zoning Ordinances

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.



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.

