

CHAPTER 7a

MIXED-USE INSTITUTIONAL (MX-I) DISTRICT PROVISIONS

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SECTION 750. PURPOSES OF THE MIXED-USE INSTITUTIONAL DISTRICT, MINIMUM REQUIREMENTS AND DEFINITIONS

A. General Purpose. The Mixed-Use Institutional District (MX-I) is designed to:

1. Achieve the economic objectives of the Comprehensive Plan by encouraging sustainable growth of regional job centers anchored by institutions.
2. Meet the need for medical and educational services in the metropolitan area and trade area.
3. Provide an environment conducive to the development and conservation of medical and educational institutions.
4. Permit the establishment of uses which are customarily located in proximity to such institutions.
5. Accommodate a mix of uses and encourage a compatible relationship with adjoining land uses and thoroughfares by:
 - a. Establishing bulk and area requirements, including transitional heights that provide adequate buffers between uses and intensities.
 - b. Requiring off-street loading and parking facilities to mitigate vehicular impacts in surrounding residential areas.
 - c. Controlling the number, size, height, display surface area, location and types of signs.
 - d. Preserving, enhancing and creating open space.

B. Minimum Requirements

Properties proposed for Mixed-Use Institutional zoning shall include one or more hospitals, colleges, or universities. The minimum land area required for a Mixed-Use Institutional district shall be 5 acres, provided that the properties of less than 5 acres in size which are contiguous with areas zoned Mixed-Use Institutional or which are separated therefrom only by a non-arterial street, alley or railroad right-of-way, may be approved for Mixed-Use Institutional zoning.

C. Definitions

The following terms shall have the meanings indicated when used in this Chapter 7a:

1. "Business establishment" shall mean a space within a building occupied for a use permitted by right or special exception in this District, except for residential uses.
2. "Ground-floor level" shall mean the first level of a building at or above grade.
3. "Planned right-of-way" shall mean the right-of-way designated in the Tulsa Metropolitan Area Major Street and Highway Plan. If the particular street is not designated on the Tulsa Metropolitan Area Major Street and Highway Plan, the planned right-of-way shall be deemed to extend twenty-five feet (25') on both sides of the centerline of the right-of-way of the particular street.
4. "Liner building" shall mean a building specifically designed to mask a parking garage or structure from frontage on a public street.
5. "Buffer yard" shall mean the area where landscaping and screening is required as set forth in Table 3.
6. "Frontage yard" shall mean an area 10 feet in depth between the planned right-of-way and the closest edge of the build-to zone within the lot, extending the full width of the lot.

SECTION 751. PRINCIPAL USES PERMITTED IN THE MIXED-USE INSTITUTIONAL DISTRICT

The principal uses permitted in the Mixed-Use Institutional District are designated by use unit. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. Additional requirements are contained in this Chapter 7a. The use units permitted in the Mixed-Use Institutional District are set forth below in Table 1.

Table 1
Use Units Permitted in the Mixed-Use Institutional District

Use Units		District
No.	Name	MX-I
1	Area-Wide Uses By Right	X
2	Area-Wide Special Exception Uses	E
4	Public Protection & Utility Facilities	X
5	Community Services and Similar Uses	X
6	Single-Family Dwelling	X
7	Duplex Dwelling	X
7a	Townhouse Dwelling	X
8	Multifamily Dwelling and Similar Uses	X
10	Off-Street Parking Areas	X*
11	Offices, Studios, and Support Services	X
12	Eating Establishments, Other Than Drive-Ins	X
12a	Adult Entertainment Establishments	X**
13	Convenience Goods and Services	X
14	Shopping Goods and Services	X***
15	Other Trades and Services	E
19	Hotel, Motel and Recreational Facilities	E
22	Scientific Research and Development	X
X	Use by Right	
E	Special Exception	
*	No surface parking lot, whether principal use or accessory use, shall be permitted within 100 ft. of any Historic Preservation District.	
**	Use Unit 12a uses require Board of Adjustment approval of a special exception if the lot containing the use is within 150 ft. of an RS District other than streets or freeways which are in RS Districts.	
***	Liquor stores, pawn shops, all Retail Building Material Establishments, and all Service Establishments require Board of Adjustment approval of a special exception.	

SECTION 752. ACCESSORY USES PERMITTED IN THE MIXED-USE INSTITUTIONAL DISTRICT

A. Accessory Uses Permitted.

Accessory uses customarily incident to a principal use permitted in the Mixed-Use Institutional District are permitted in such District. In addition, the following uses set forth in Table 2, are permitted as accessory uses.

**Table 2
Accessory Uses Permitted in the Mixed-Use Institutional District**

Name
Heliport
Loading Dock and Storage Facilities
Repair and Service Facilities, including Vehicle Repair
Laundry Facilities
Physical Plant
Disaster Shelters
Antennas and Supporting Structures
Business Signs (as permitted in this Chapter)
Building Signature Signs (as defined in this Chapter)
Directional and Wayfinding Signs (as defined in this Chapter)

B. Accessory Use Conditions.

1. General Conditions

- (1) Accessory buildings shall meet the minimum building setback requirements of this district.
- (2) An accessory building erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.

2. Signage

a. General Conditions

- (1) Signs that have not been issued a sign permit shall not be located in the Mixed-Use Institutional District.

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(2) Type:

- [a] Signs within the Mixed-Use Institutional District shall be limited to building signature signs as herein defined, directional and wayfinding signs as herein defined, and to business signs of the following types: wall signs, projecting signs, canopy signs, marquee signs, and monument-style ground signs.
- [b] Signs shall not be permitted to exceed an illumination of seventy foot candles (70fc) measured at two foot (2') distance.
- [c] Signs shall comply with the sign setback requirements set forth in Section 1221.C.1

b. Business Signs

(1) Wall signs, projecting signs, canopy signs, and marquee signs.

- [a] Uses for which permitted: wall, projecting, canopy, and marquee signs shall be permitted only for business establishments located within the ground-floor level, second-floor level, and third-floor level of a building.
- [b] Number:
 - [1] Ground-floor level business establishments: A maximum of three such signs shall be permitted for each business establishment located within the ground-floor level of a building and having a façade that faces a street.
 - [2] Second-floor level and third-floor level business establishments: A maximum of two such signs shall be permitted for each business establishment located within the second-floor level or third-floor level of a building and having a façade that faces a street.
 - [3] Corner business establishments:
 - i. One additional such sign shall be permitted for each business establishment located within the ground-floor level, second-floor level or third-floor level of a building and occupying a corner space that faces two streets.

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ii. Such sign shall be oriented toward the additional street.

[4] Only one of such signs may be projecting along each street-facing façade of the particular business establishment.

[5] If the particular business establishment is identified on a ground sign that is permitted for the building in which the business establishment is located, the number of wall, projecting, canopy and marquee signs otherwise permitted for the business establishment shall be reduced by one for each ground sign in which the business establishment is identified.

[c] Display Surface Area:

[1] Only one (1) side of a double-faced sign shall be included in the computation of display surface area.

[2] No individual projecting sign shall exceed twelve square feet (12 SF) in display surface area, and no other individual sign shall exceed sixty square feet (60 SF) in display surface area, provided that the total display surface area of all wall, projecting, canopy and marquee signs permitted for a business establishment shall not exceed ten percent (10%) of the area of the street-facing façade of the particular business establishment.

[d] Location and Height

Permitted signs shall be located directly above the independent entrance to the business establishment identified on the sign or directly above or adjacent to windows in the street-facing façade of the business establishment and within the area of the street-facing façade of the building establishment, provided, however:

[1] No portion of a sign permitted for a ground-floor level business establishment shall be located more than thirty-five feet (35') in height above the elevation of the nearest curb.

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- [2] No portion of a sign permitted for a second-level or third-level business establishment shall be located more than fifty feet (50') in height above the elevation of the nearest curb.
- [3] No portion of any sign shall extend above the top of a parapet or building wall upon which it is located.

(2) Ground signs:

- [a] Uses for which permitted: Ground signs shall be permitted only for business establishments within a building containing more than twenty-five thousand square feet (25,000 SF) of gross floor area.
- [b] Number: If the building for which a ground sign is permitted faces only one street, a maximum of one ground sign shall be permitted. If the building faces two or more streets, a maximum of two ground signs shall be permitted, provided that each shall be oriented toward a different street.
- [c] Location: Ground signs shall only be located on private property provided that under no circumstance shall a ground sign encroach into a sidewalk or obstruct traffic visibility.
- [d] Size and height: Ground signs shall not exceed eighteen feet (18') in length and two feet (2') in depth measured from the outer edges of the ground sign, and five feet (5') in height measured from the lowest point of the elevation of the nearest curb to the highest point of the ground sign.

c. Building Signature Signs:

- (1) A building signature sign is a sign that identifies the owner of the building or a business establishment located in the building and occupying more than fifty percent (50%) of the gross floor area of the building.
- (2) Building signature signs shall be permitted only on buildings four (4) or more stories in height, provided no part of such sign shall extend above the top of the parapet or building wall upon which it is located.
- (3) Only one building signature sign shall be permitted per exterior building wall.

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- (4) The display surface area of a building signature sign shall not exceed five percent (5%) of the area of the wall to which it is affixed or three hundred square feet (300 SF), whichever is less.
- (5) All sides of the building which display a building signature sign shall display the exact copy which is displayed on any other side which displays a building signature sign.

d. Directional and wayfinding signs:

Directional and wayfinding signs for business establishments within the Mixed-Use Institutional District may be permitted by special exception within the lot containing the use and shall be subject to the conditions (including but not limited to regulation of the location, number, display surface area and height of such signs) established by the Board of Adjustment in granting the special exception. Signs described in Section 225 B.3. shall not require a special exception.

e. Prohibited signs:

The following signs are prohibited in the Mixed-Use Institutional District:

- (1) Outdoor advertising signs.
- (2) Animated, flashing, revolving or rotating, and changeable copy signs, and signs with movement.
- (3) Inflatable signs.
- (4) Digital displays.
- (5) Roof signs.

f. Sign exceptions:

Sign exceptions are permitted in accordance with Section 225, and the terms within Section 225 applicable to a C district shall apply to the Mixed-Use Institutional District; provided however that the sign exceptions listed in Section 225.B.2. shall not be applicable in the Mixed-Use Institutional District.

SECTION 753. BULK AND AREA REQUIREMENTS FOR THE MIXED-USE INSTITUTIONAL DISTRICT

Table 3

Bulk and Area Requirements for the Mixed-Use Institutional District

MINIMUM DISTRICT AREA (acres)	5 acres
LOT AREA MINIMUM (SF)	
Single family	5,500
Duplex	6,900
Townhouse	1,600
Multi-family	7,500
Other uses / buildings	3,500
LOT FRONTAGE (Min. Ft.)	
Arterial or Freeway Service Road	50 FT
All other streets	20 FT
BUILDING SETBACK	See "Build-to Zone" Requirements
BUILD-TO ZONE or BTZ (Min./Max. Ft)* Measured from the planned right-of-way	
Arterial or Freeway Service Road	10/20 FT
All other streets	20/30 FT
MINIMUM PERCENTAGE OF BUILD-TO ZONE OCCUPIED- See Section 753 A.2.:	
Arterial or Freeway Service Road	70%
All other streets	50%
MAXIMUM FLOOR AREA RATIO	None
SIDE YARD (Min.)	None**
REAR YARD (Min.)	5 ft.***
FRONTAGE YARD	10 ft. See Section 750 C. 6. and 755 C.2.
PARKING SETBACK (Min. Ft) Measured from the planned right-of-way	30 ft.****
SURFACE PARKING SEPARATION	100 ft. from HP
BUILDING HEIGHT (Max. Ft.)	NA*****
STREET-FACING BUILDING ENTRANCES	A functional entrance is required on each street-facing building façade, and each multi-family unit on the ground-floor level shall have a functional pedestrian entrance facing the street. The length of street-facing facade without an intervening entrance shall not exceed 150 ft. An angled or curved entrance may be provided at either corner of a building along the street to meet the street-facing entrance requirements of the two streets.

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TRANSPARENCY	
Arterial or Freeway Service Road	A minimum transparency of 50% is required along the length of the street-facing building façade measured between 3 and 8 ft. above the nearest curb.
All other streets	A minimum transparency of 40% is required along the length of the street-facing building façade measured between 3 and 8 ft. above the nearest curb.
* A minimum distance of 12 ft. is required between the edge of curb and the face of the building.	
** A side yard of 10 ft. shall be provided where this District abuts an R District, a Historic Preservation District, or a lot occupied by a single-family dwelling, duplex or townhouse without an intervening right-of-way. Such side yards shall not be used for the purpose of parking, paving, loading, servicing or any other activity, and shall comply with the buffer yard landscaping and screening requirements in Section 755.C.	
*** A rear yard of 20 ft. shall be provided where this District abuts an R District, a Historic Preservation District, or a lot occupied by a single-family dwelling, duplex or townhouse without an intervening right-of-way. Such rear yards shall not be used for the purpose of parking, paving, loading, servicing or any other activity, and shall comply with the buffer yard landscaping and screening requirements in Section 755.C.	
**** A 10 ft. wide buffer yard compliant with the landscaping requirements in Section 755.C. shall be provided to separate parking from the sidewalk, provided that no buffer yard is required where the ground-floor level of a parking garage or structure is masked by a liner building.	
<p>*****Exceptions:</p> <ol style="list-style-type: none"> a. When this District abuts a Historic Preservation District with an intervening right-of-way that is not an alley, a maximum height requirement of 3 stories or 35 ft., whichever is less, applies within 100 ft. of the right-of-way centerline. b. When this District abuts an R District with an intervening right-of-way that is not an alley, a maximum height requirement of 4 stories or 48 ft., whichever is less, applies within 100 ft. of the right-of-way centerline. c. When this District abuts an R District or a Historic Preservation District with an intervening alley, a maximum height requirement of 24 ft. applies within 40 ft. of the alley centerline AND a maximum height requirement of 4 stories or 48 ft., whichever is less, applies at a distance between 40 ft. and 90 ft. of the alley centerline. d. When this District abuts an R District or a Historic Preservation District without an intervening right-of-way, a maximum height requirement of 24 ft. applies within 50 ft. of the lot boundary AND a maximum height requirement of 4 stories or 48 ft., whichever is less, applies at a distance between 50 and 100 ft. of the lot boundary. e. A maximum height requirement of 8 stories or 96 ft., whichever is less, applies for a distance of 100 ft. from the 4 story / 48 ft. zone where the District abuts a Historic Preservation District. 	

A. Build-to Zone

1. The build-to zone is the area on the lot where all or a portion of the street-facing building façade must be located, measured as a minimum and maximum yard (setback) range from the planned right-of-way.
2. The street-facing façade of a building within a lot shall be located within and shall extend along the length of the build-to zone for a minimum distance equal to a particular percentage of the width of the lot. The applicable percentage is set forth in Table 3 and shall be calculated by dividing the width of the building façade located within the building-to zone by the width of the lot. For purposes of this calculation, the width of the lot shall be the most narrow width of the lot within the build-to zone.

B. Transparency

1. Transparency regulations govern the percentage of a street-facing building façade that must be covered by glazing (e.g., transparent windows and/or doors).
2. The transparency of a street-facing building façade is measured between three (3) and eight (8) feet above the elevation of the nearest curb.
3. Glazed elements must be clear and non-reflective and not be painted or tinted (transparent, low-emissivity glass is permitted).

SECTION 754. SPECIAL EXCEPTION USES IN THE MIXED-USE INSTITUTIONAL DISTRICT, REQUIREMENTS

A. Requirements.

The special exception uses permitted in the Mixed-Use Institutional District, as designated in Table 1, are subject to the minimum requirements set out below and such additional safeguards and conditions as may be imposed by the Board of Adjustment. Except as provided above, all special exception uses shall comply with the bulk and area requirements of this District.

B. Additional Requirements for Use Unit 14, 15 and 19 Uses.

Uses included within Use Units 14, 15, and 19 where permitted by special exception are subject to the following additional requirements:

1. The permitted uses will not interfere with or detrimentally affect any adjoining or nearby residential properties.

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2. Vehicular and pedestrian circulation shall be reviewed by Traffic Engineering, including the location of ingress and egress points.

SECTION 755. OTHER REQUIREMENTS

A. Structured Parking Facilities

1. Shall conceal cars housed at ground-floor level through the second story from street view with architectural detailing and/or liner buildings.
2. Shall provide a 10 foot buffer yard compliant with the landscaping requirements in Section 755.C when the ground-floor level use is parking.

B. Loading Areas and Dumpsters

1. Loading dock entrances along the street shall be screened with masonry from public view at ground level from the long on which such loading docks are located.
2. Dumpsters shall be placed at the side or the rear of the building and shall be screened with masonry from public view at ground level from the lot on which such dumpsters are located.

C. Additional Landscaping and Screening Requirements

Landscaping and screening in the Mixed Use Institutional District shall meet or exceed the minimum standards set forth as follows and shall meet or exceed the standards set forth in Section 1002.B. and 1002.D. Landscaping and screening in the Mixed-Use Institutional District shall not be required to meet the standards set forth in Section 1002.A. or 1002.C.

1. Buffer Yards

- a. Trees meeting the following standards shall be provided in all buffer yards:

- (1) A minimum of one large or medium tree as defined in Section 1003 shall be provided per twenty-five linear feet (25 LF) of lot frontage and within a buffer yard. A professional landscape architect licensed in Oklahoma may submit plans substituting tree species not included in Section 1003.

- (2) In the event that large or medium trees are not appropriate due to overhead utilities or other obstructions one small tree shall be provided per twenty linear feet (20 LF) of lot frontage

- (3) Trees shall generally be evenly spaced.
- (4) Large and medium trees shall be a minimum of two and one-half inches (2.5") in caliper and twelve feet (12') in height at time of planting. Small trees shall be a minimum of two inches (2") in caliper and eight feet (8') in height at time of planting.

b. Understory plantings meeting the following standards shall be provided in all required buffer yards:

- (1) Ground covers and/or shrubs shall be provided at a size and density in order to protect tree roots and to prevent erosion within a three (3) year growth cycle.
- (2) Sod shall not be permitted in required landscape areas.
- (3) Where used to meet the landscape requirement, shrubs shall be maintained at a minimum height of three (3) feet and a maximum height of eight (8) feet with no more than fifty percent (50%) opacity.

c. Screening shall be provided as follows:

- (1) Opaque walls or fences a minimum of six feet (6') in height shall be provided if the buffer yard is a required side or rear yard and shall be maintained in good condition. Screening shall not be required if the lot is a lot occupied by a single-family dwelling, duplex or townhouse.
- (2) Opaque walls with a minimum height of thirty-six inches (36") shall be provided within ten feet (10') of a surface parking edge where surface parking is located within one hundred feet (100') of any Mixed-Use Institutional district boundary except when a building is located between the Mixed-Use Institutional district boundary and the surface parking lot. Walls shall be maintained in good condition.

2. Frontage Yards

Trees meeting the following standards shall be provided in all frontage yards:

- a. A minimum of one large or medium tree as defined in Section 1003 shall be provided per twenty-five linear feet (25 LF) of lot frontage and within a frontage yard. A professional landscape architect licensed in Oklahoma may submit plans substituting tree species not included in Section 1003.

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- b. In the event that large or medium trees are not appropriate due to overhead utilities or other obstructions one small tree shall be provided per twenty linear feet (20 LF) of lot frontage.
- c. Trees shall generally be evenly spaced.
- d. Large and medium trees shall be a minimum of two and one-half inches (2.5") in caliper and twelve feet (12') in height at time of planting. Small trees shall be a minimum of two inches (2") in caliper and eight feet (8') in height at time of planting.

D. Walls and Fences

- 1. Except as otherwise required in this chapter, the maximum height of fences or walls within a frontage yard shall be thirty-six inches (36").
- 2. The maximum height of other fences or walls shall be eight feet (8').

E. Mechanical Equipment

- 1. Mechanical equipment is not permitted between the building and the street.
- 2. An opaque wall or fence exceeding the height of the equipment shall be required if the equipment is visible from a public street or from adjacent properties at the level where such equipment is located.
- 3. Rain barrels, cisterns, and similar equipment shall be designed as part of the building and shall not require screening.
- 4. Chiller Plants and similar utility structures:
 - a. Shall provide a minimum 15 foot landscape strip that meets the landscaping requirements of a buffer yard.
 - b. Opaque walls or fences a minimum of six feet (6') in height shall be provided between the chiller and the public right-of-way and between the chiller and an abutting R district, Historic Preservation District, or lot occupied by a single-family dwelling, duplex or townhouse, without an intervening right-of-way.
- 5. There is no obligation that equipment belonging to a public utility be screened.