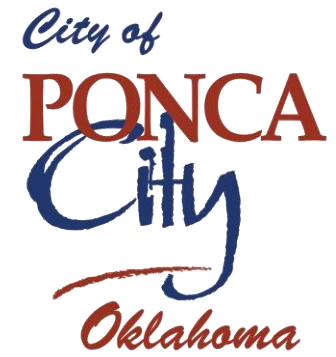




Unified Development Code

Mid-Project Update

April 6, 2026



Who's Here Today?



Project Planner

Destiny Andrews, AICP



Project Planner

Chad Bunker, AICP, CFM

What We'll Cover Today

1. What we've heard so far
2. Key proposed changes (Modules 1 and 2)
3. Forthcoming Content (Modules 3 and 4)
4. What this means for Ponca City
5. Next Steps

Why We're Here



Expand **Housing**
Options And
Affordability



Support **Local**
Businesses And
Downtown
Vitality



Improve
Connectivity
And
Neighborhood
Design



Make
Regulations Are
Clearer And
Easier To Use

Stakeholder Engagement



STAKEHOLDER
INTERVIEWS



OPEN HOUSE



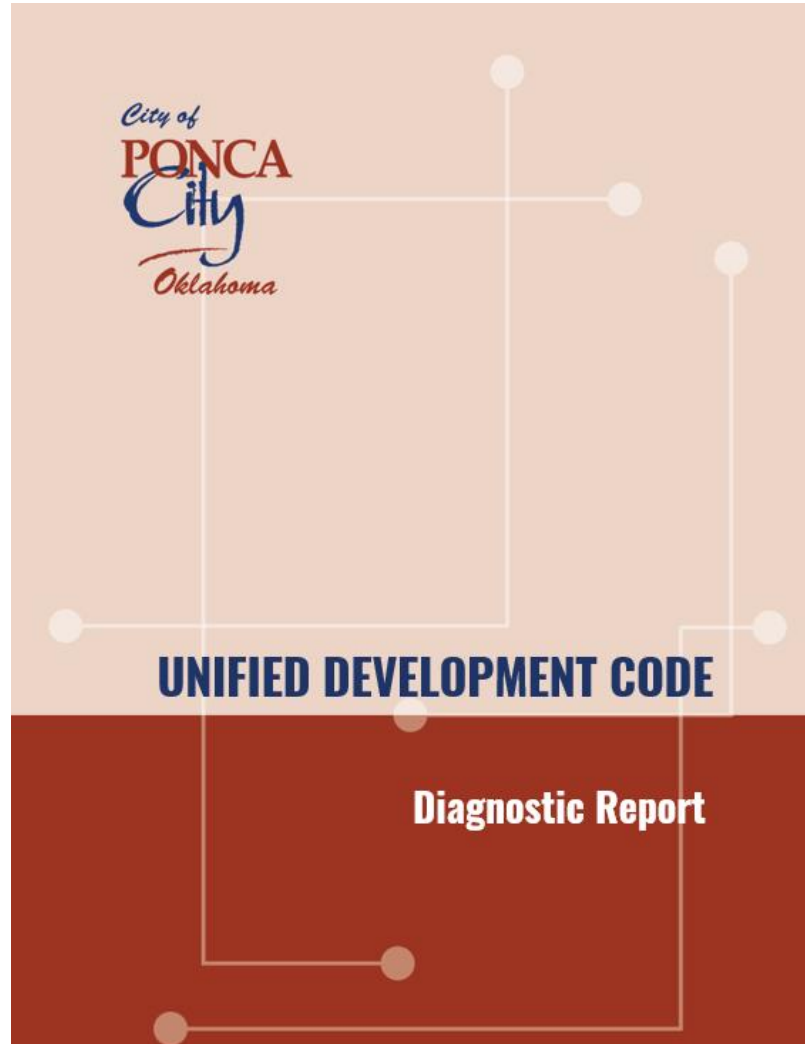
PROJECT WEBSITE

- ❑ INTERACTIVE MAP
- ❑ ONLINE SURVEY



TECHNICAL
ADVISORY
COMMITTEE
MEETINGS

Where is the Code Today?



- Assessed alignment of current regulations with adopted plans and policies.
- Identified general issues with current regulations.
- Identified opportunities for improvements to Zoning and Subdivision regulations.
- Proposed an outline for a Unified Development Code (UDC).

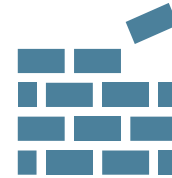
Priorities



Historic Preservation



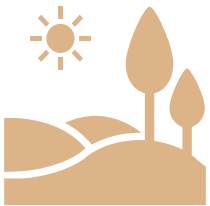
**User-Friendliness and
Communication**



Quality Building Materials



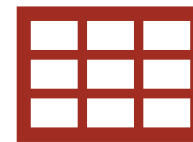
Moderate Intensity Infill



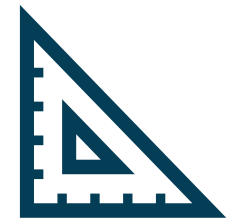
**Landscape and Site Plan
Requirements**



**Flexibility and Alternative
Compliance**

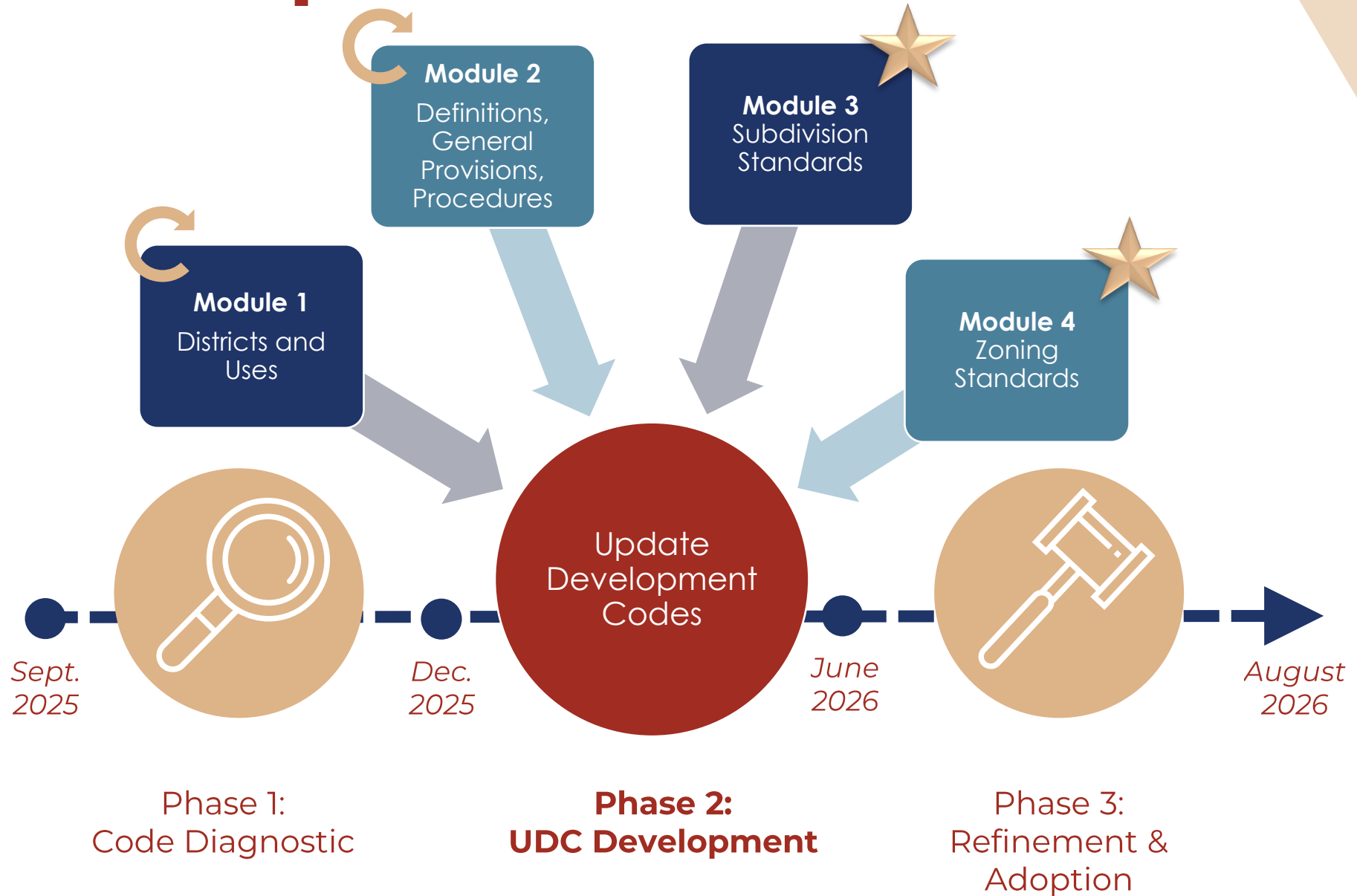


Permitted Uses



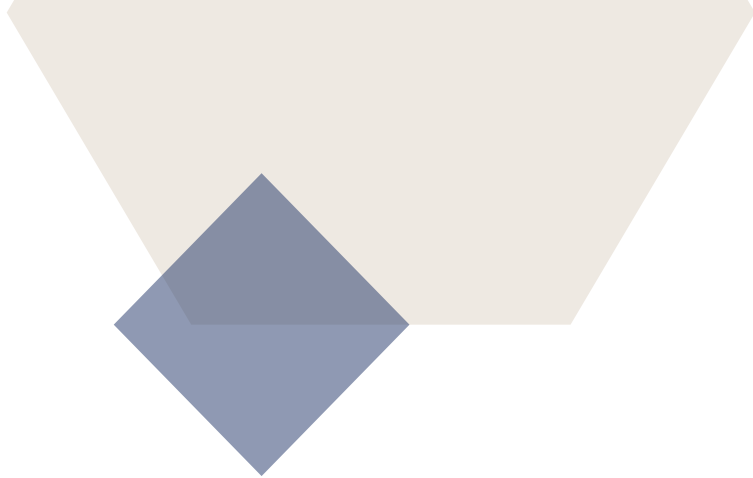
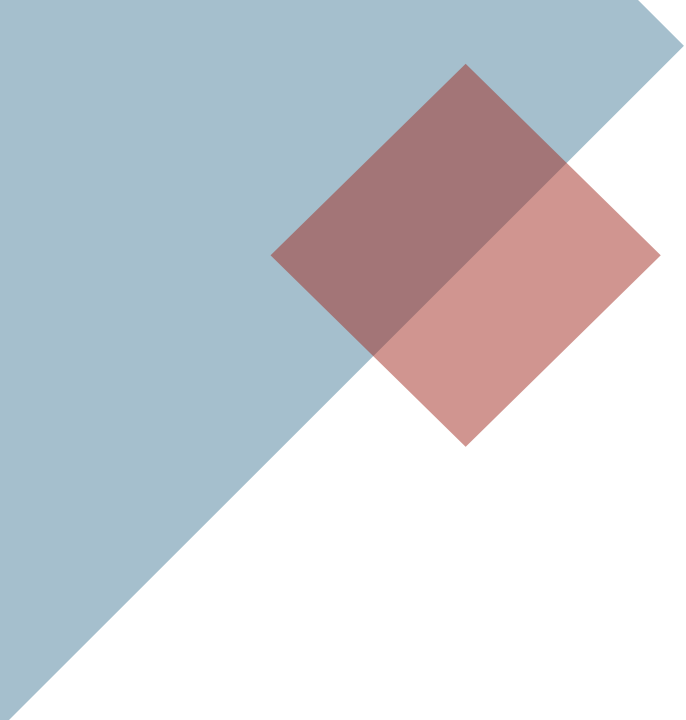
**Setbacks and
Dimensional Standards**

Unified Development Code Process



What We're Updating

- General Provisions and Procedures
- Zoning Districts and Uses
- Subdivision Regulations
- Zoning Standards



Module 1

General Provisions and Processes



General Provisions Proposed Outline

Chapter	Section	Notes
General Provisions	Title	Establishes how the UDC is referred
	Purpose	Provides the UDC's intent
	Authority	Highlights the State Statutes that establishes the UDC
	Applicability	A brief overview of where and how the UDC applies
	Consistency with Comprehensive Plan	States the Comprehensive Plan may be considered in decision making
	Conflicting Provisions	Clarifies which regulations control if there is conflict with the UDC and other regulations
	Private Restrictions	States the UDC does not interfere with private restrictions
	Severability	Disclaimer stating that if one part of the UDC is deemed legally invalid, that the entire UDC is not legally invalid
	Repeal of Existing Ordinances	States the existing ordinances are to be repealed upon establishment of the UDC effective date
	Effective Date	Establishes the date when UDC regulations apply

How the Code Works

- Defines how the UDC is structured
- Clarifies roles and responsibilities
- Standardizes application and review procedures

Why it Matters

- Easier for staff, applicants, and residents to understand
- More predictable development process

Procedure/Process

UDC Section	Application Type	PAM	TRC	Notice	Approval Authority				
					DR	PC	HAPAP	CC	BA
6-2-1:	UDC Text Amendment	-	-	✓	R	R	-	D	-
6-2-2:	Annexation	✓	✓	✓	R	R	-	D	-
6-2-3:	Rezoning (Map Amendment)	✓	-	✓	R	R	-	D	-
6-2-4:	Planned Unit Development (PUD)	✓	-	✓	R	R	-	D	-
6-2-5:	Special Use Permit	✓	-	✓	R	R	-	D	-
6-2-6:	Temporary Use Permit (Type A/B/C)	-	-	✗/✗/✓	D/R/R	-/D/D	-	A	-
6-2-7:	Site Plan and Building Permits	-	-	✗	D	-	-	-	A
6-2-8:	Certificate of Occupancy	-	-	✗	D	-	-	-	-
6-2-9:	Sign Permit	-	-	✗	D	-	-	-	A
6-3-1:	Sketch Plat	✓	✓	-	R	-	-	-	-
6-3-2:	Preliminary Plat	✓	✓	✓	R	D	-	-	-
6-3-3:	Final Plat	-	✓	✗	R	D	-	D	-
6-3-4:	Construction Plans	-	✓	✗	D	-	-	-	A
6-3-5:	Minor Subdivision	-	✓	✗	D	-	-	-	A
6-3-6:	Plat Vacation	-	✓	✓	R	D	-	D	-
6-3-7:	Vacation of Street or Alley Right-of-Way or Easement	-	✓	✓	R	-	-	D	-
6-3-8:	Subdivision Waiver	-	✓		R	D	-	-	-
6-4-1:	Historic District Designation	✓	-	✓	R	R	R	D	-
6-4-2:	Certificate of Appropriateness	-	-		R	-	D	A	-
6-4-3:	Demolition of Historic District Structure	-	-		R	-	D	A	-
6-4-4:	Certificate of Economic Hardship	-	-	✓	R	-	D	A	-
6-5-1:	Appeals	-	-	✓	R	-	-	D	A
6-5-2:	Administrative Adjustment	✓	-	-	D	-	-	-	A
6-5-3:	Variance	-	-	✓	R	-	-	-	D
6-5-4:	Variance of Airport Height Overlay Standards	-	-	✓	R	-	-	-	D
6-5-5:	Special Exception	-	-	✓	R	-	-	-	D
Key	✓ = Required ✗ = Not Required R = Review and Recommend D = Decision (a decision includes the review of the application) - = No Review A = Appeal Decision PAM = Pre-application Meeting TRC = Technical Review Committee DR = Director PC = Planning Commission CC = City Commission HPAP = Historic Preservation Advisory Panel BA = Board of Adjustment								

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6-2-6:	Temporary Use Permit (Type A/B/C)	-	-	X/X/✓	D/R/R	-/D/D	-	A	-
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6-2-9:	Sign Permit	-	-	X	D	-	-	-	A
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6-3-2:	Preliminary Plat	✓	✓	✓	R	D	-	-	-
6-3-3:	Final Plat	-	✓	X	R	D	-	D	-
6-3-4:	Construction Plans	-	✓	X	D	-	-	-	A
6-3-5:	Minor Subdivision	-	✓	X	D	-	-	-	A
6-3-6:	Plat Vacation	-	✓	✓	R	D	-	D	-
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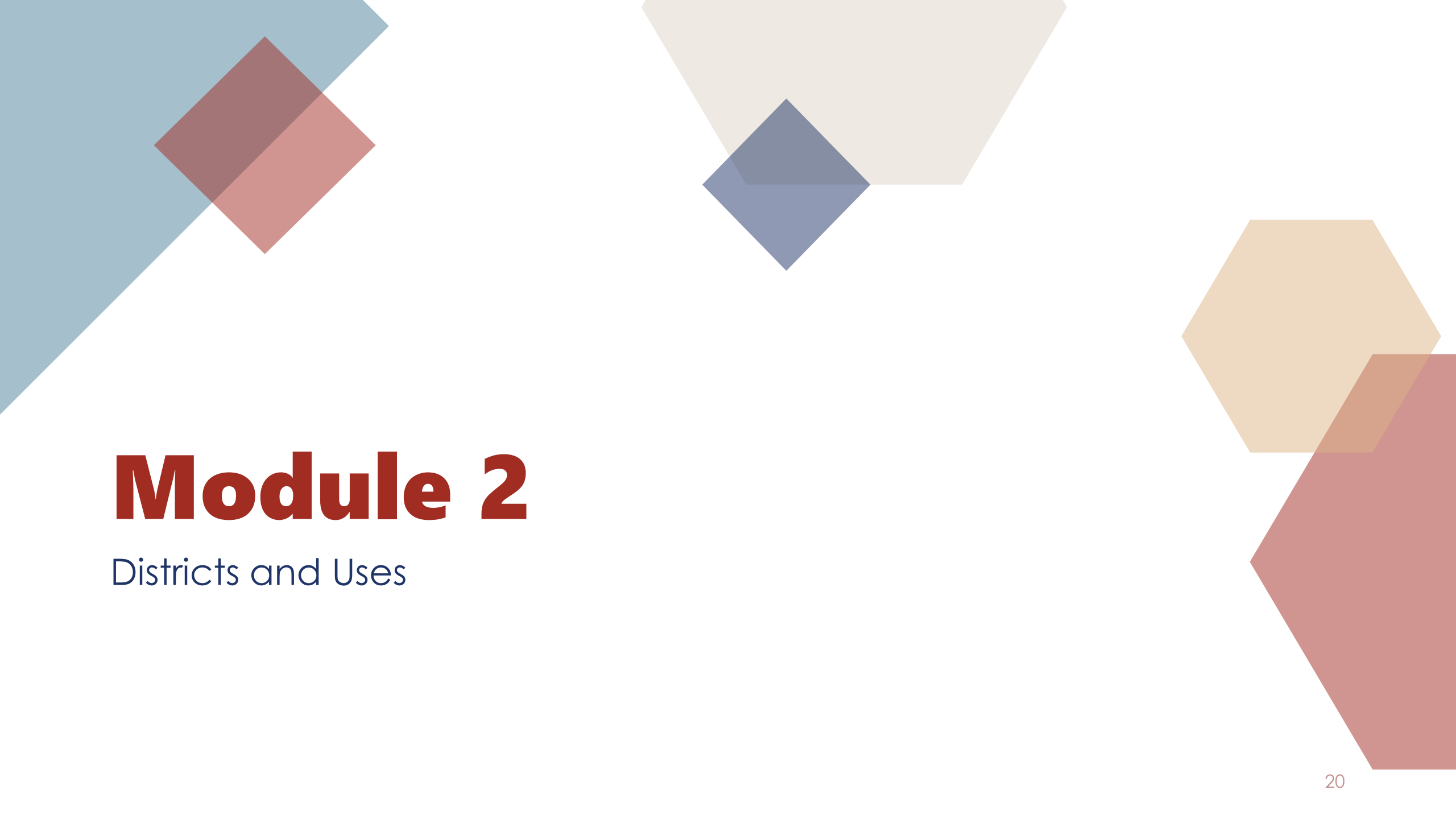
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6-5-4:	Variance of Airport Height Overlay Standards	-	-	✓	R	-	-	-	D
6-5-5:	Special Exception	-	-	✓	R	-	-	-	D
Key	✓ = Required X = Not Required R = Review and Recommend D = Decision (a decision includes the review of the application) - = No Review A = Appeal Decision PAM = Pre-application Meeting TRC = Technical Review Committee DR = Director PC = Planning Commission CC = City Commission HPAP = Historic Preservation Advisory Panel BA = Board of Adjustment								



Module 2

Districts and Uses

Key Changes: Simplified Districts

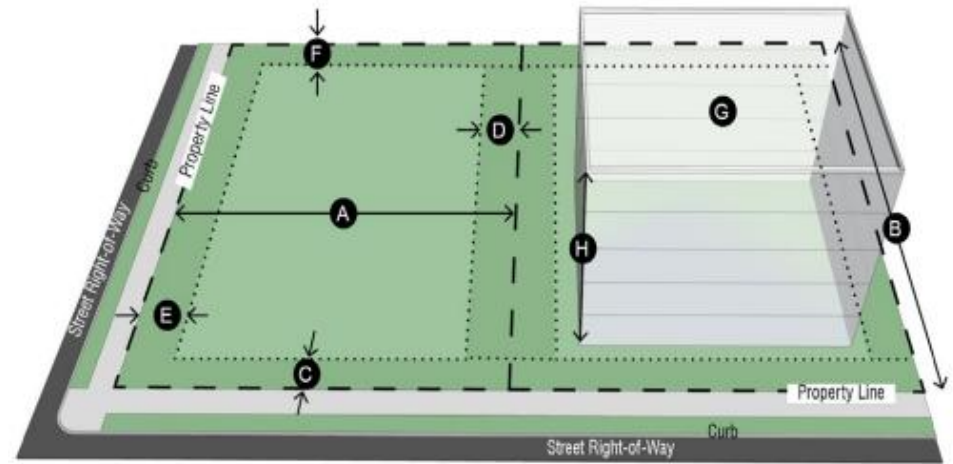
- Fewer, more clearly defined districts
- Better alignment with the Comprehensive Plan
- Clearer transition between residential, commercial, and mixed-use areas



Zoning Category	Applicable Zoning District	Previous Zoning Equivalent
Residential	Rural Residential	Agricultural Rural Acreage Dwelling Single-Family Dwelling (Parcels more than 1 acre in size)
	Middle-Density Residential	Single-Family Dwelling (Parcels under 1 acre in size) Two-Family Dwelling Medium-Density Dwelling
	High-Density Residential	Multi-Family Dwelling Mobile Home Park Dwelling Mobile Home Subdivision Dwelling
Mixed-Use	Mixed-Use	-
	Downtown	Central Business
Commercial	Local Commercial	Local Commercial
	Regional Commercial	General Commercial
Industrial	Flex Industrial	Industrial Park Light Industrial
	Manufacturing Industrial	Moderate Industrial Heavy Industrial
Special	-	Public
	Planned Unit Development	Planned Unit Development
Overlay	-	Hospital-Medical Complex
	Historic District	Historic Preservation
	Airport Height	Airport Hazard

Dimensional Standards

- Each zoning district to have a dimensional standards table
- Where structures can be and how much space they can take up
- Some uniform, some District-specific



South Boulevard Subdistrict Dimensional Standards				
Street Type → Standard ↓		A	B	C
<i>Lot Requirements</i>				
A	Lot Area (min.)	N/A	N/A	3,500 square feet
B	Lot Width (min.)	25 feet	25 feet	35 feet
C	Lot Coverage (max.)	60%	40%	40%
<i>Setback Requirements</i>				
D	Front Yard (min.)	0 feet	5 feet	20 feet
E	Front Yard (max.)	25 feet	40 feet	N/A
F	Rear Yard (min.)	5 feet	5 feet	10 feet
G	Side Yard (min.)	0 feet	0 feet	5 feet
H	Corner Side Yard (min.)	5 feet	5 feet	10 feet
<i>Building Requirements</i>				
I	Building Height (max.)	45 feet	35 feet	35 feet
J	Building Footprint (max.)	10,000 square feet	10,000 square feet	N/A
K	Frontage Buildout (min.)	50%	50%	N/A
<i>Additional Applicable Requirements within the UDC</i>				

Example Dimensional Regulations

Key Changes: Housing Options



Single Family Zoning

Single-Family Housing Types are appropriate in the Rural Residential (RR) and Middle-Density Residential (RM) districts.



Mixed-Density Residential

In addition to single-family homes, RM will provide room for duplexes, triplexes, quadplexes, and small apartment buildings with less than 10 homes in a building.

Key Changes: Applying Standards Differently



Hospital Medical Complex Overlay

The goals of this overlay are now addressed in Use Standards rather than as a specific zoning district.



Public Zoning

Public uses of varying sizes and scales can be appropriate in any district and should not need to go through a rezoning process every time.

District Equivalency Examples

	Existing Districts RA, A, and R-1	Proposed District Rural Residential (RR)
Primary Use	Low-Density Residential	Low-Density Residential
Lot Size	6,000 sf – 1+ acre	1+ acre
Purpose	Prioritize quiet, residential character	Prioritize quiet, residential character
Additional Uses	Small-scale Agriculture and Agritainment	Small-scale Agriculture and Agritainment
Minimum District Size	None	5+ Acres

District Equivalency Examples

	Existing Districts R-1, R-2, R-2M	Proposed District Middle-Density Residential (RM)
Primary Use	Low-Density Residential	Low-Density Residential
Lot Size	6,000 sf +	3,500 sf +
Housing Types	• R-1 – Single-Family Homes • R-2 – Duplexes • R-2M – ADUs, Duplex, Triplex, Quad Plex, Zero Lot Line, Townhomes, Small Apartment Buildings	Single-Family, Duplex, Triplex, Quadplex, Zero Lot Line, ADUs, Townhomes, Small Apartment Buildings (Limited)
Commercial Allowed?	Home Occupations	Home Occupations

District Equivalency Examples

	Existing District C-2	Proposed District Regional Commercial (CR)
Primary Use	Large-Scale Commercial	Large-Scale Commercial
Types of Commercial	Stores, Offices, Restaurants, Medical, Services	Stores, Offices, Restaurants, Medical, Services
Residential Permitted?	Single-Family up to Apartments	Apartments

District Equivalency Examples

	Existing Districts I-P and I-1	Proposed District Flex Industrial (IF)
Primary Use	Light Industry	Light Industry
Types of Industry	Light Manufacturing, Warehousing, Research Institutions	Light Manufacturing, Warehousing, Research Institutions
Buffering	Setback Requirements	Setback, Locational, and Screening Requirements
Special Use?	Most Require Special Use	Use-Specific Standards and Special Use

Key Changes: Simplified Uses

Existing Uses

- 103 unique uses
- Separate tables for agricultural, residential, commercial, and industrial districts
- Greater reliance on Special Use Permits

Proposed Uses

- 85 unique uses
- One table, including use-specific regulation references and parking recommendations
- Greater reliance on Specific Use standards and Development Standards

Use Table Legend

Symbol	Meaning	Description
P	Permitted By-Right	A “P” in a zoning district column indicates that a use is permitted by right. These uses are subject to all other applicable regulations of this UDC.
L	Limited Use	An “L” in a zoning district column indicates that a use is permitted by right, provided that it meets any applicable use-specific regulations. These uses are subject to all other applicable regulations of this UDC.
S	Special Use Permit	An “S” in a zoning district column indicates that a use requires a Specific Use Permit. See 7-2-5: Special Use Permit for requirements.
	Not Permitted	A blank cell in a zoning district column indicates that a use is not permitted in the zoning district.

Use Table Excerpt

District →											
P = Permitted L = Limited; permitted with use-specific regulations S = Special Use Permit required Blank = Prohibited	RR – Rural Residential	RM – Middle-Density Residential	RH – High-Density Residential	MU – Mixed-Use	DT – Downtown	CL – Local Commercial	CR – Regional Commercial	IF – Flex Industrial	IM – Manufacturing Industrial	Use-Specific Regulations	Recommended Parking Spaces
Residential Uses											
Housing Types											
Single-Family Dwelling	P	P		L						3-2-1:A3-2-1:B	1/du
Manufactured Home	L		L							3-2-1:B	2/du
Manufactured Home Park or ROC	S		S							3-2-1:B	2/du
Modular Home	P	P									1/du
Live-Work Unit			P	P	P						2/du
Tiny Home	P	P		L						3-2-1:C	1/du
Townhouse/Rowhouse		P	P	P	P						1/du
Duplex		P									1/du
Triplex		P	P								1/du
Quadplex		P	P	L						3-2-1:D	1/du
Apartment		L	P	P	P	P	P			3-2-1:E	0.75/du
Cottage Court		L	L	L						3-2-1:F	1/du
Cluster Subdivision	L	L									1/du
Group Living											
Extended Care or Skilled Nursing Facility		L	L			L	P			3-2-1:G	2/1,000 sf
Group Home	L	L	L							3-2-1:H	
Transitional Housing			S			S	S			3-2-1:I	
Emergency and Protective Shelter			S			S	S			3-2-1:J	
All Other Group Living Facilities			S			S	S			3-2-1:K	0.5/guest room
Residential Functional Uses											
Accessory Dwelling Unit	L	L	L	L	L					3-2-1:L	--

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Residential Functional Uses											
Accessory Dwelling Unit	L	L	L	L	L					3-2-1:L	--

Use-Specific Regulations

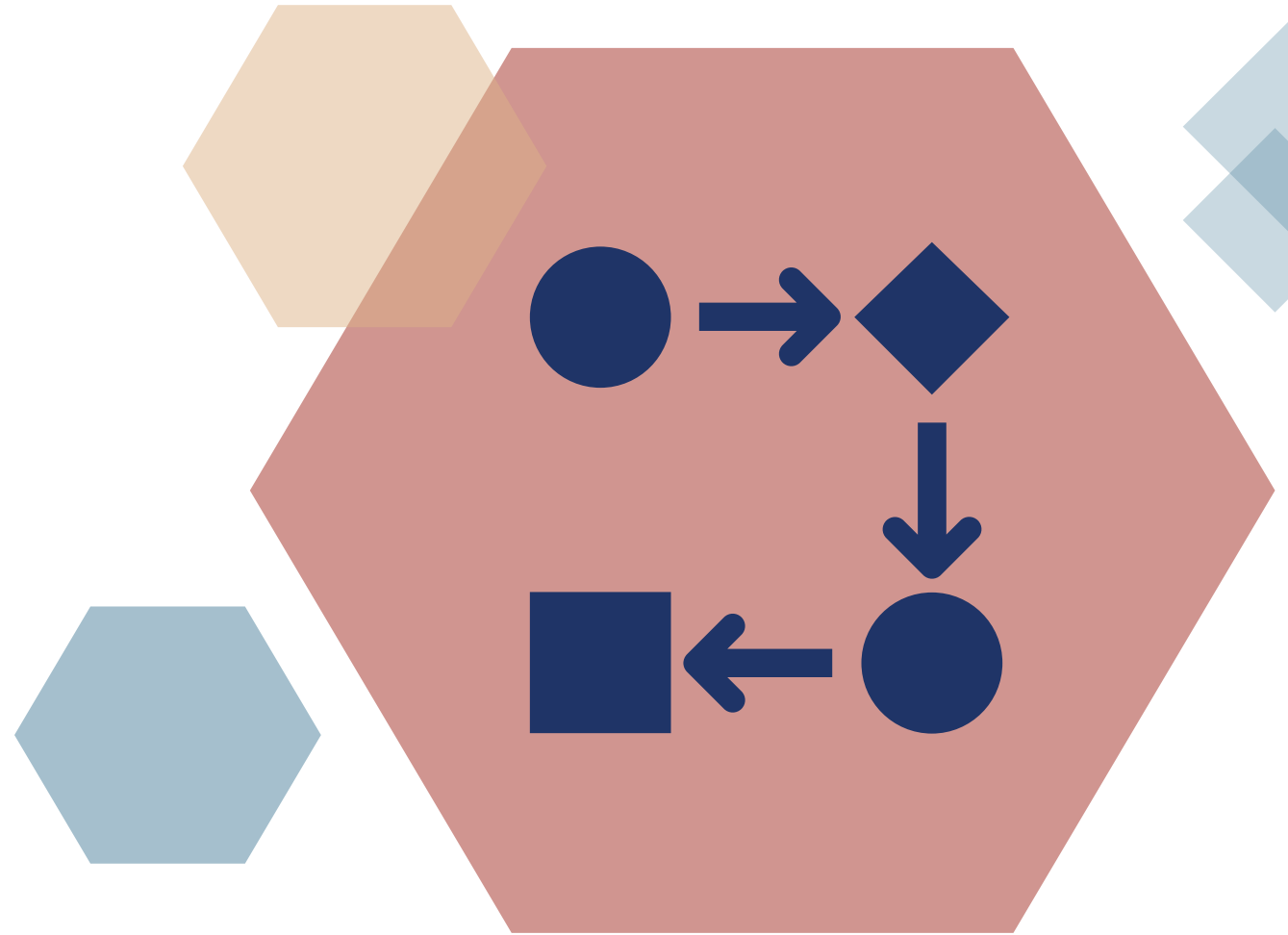
District →	RR – Rural Residential	RM – Middle-Density Residential	RH – High-Density Residential	MU – Mixed-Use	DT – Downtown	CL – Local Commercial	CR – Regional Commercial	IF – Flex Industrial	IM – Manufacturing Industrial	Use-Specific Regulations	Recommended Parking Spaces
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Commercial Uses											
Retail Sales and Service											
Retail Store				P	P	P	P				3/1,000 sf
Commercial Functional Uses											
Fuel Pumps						L	L				

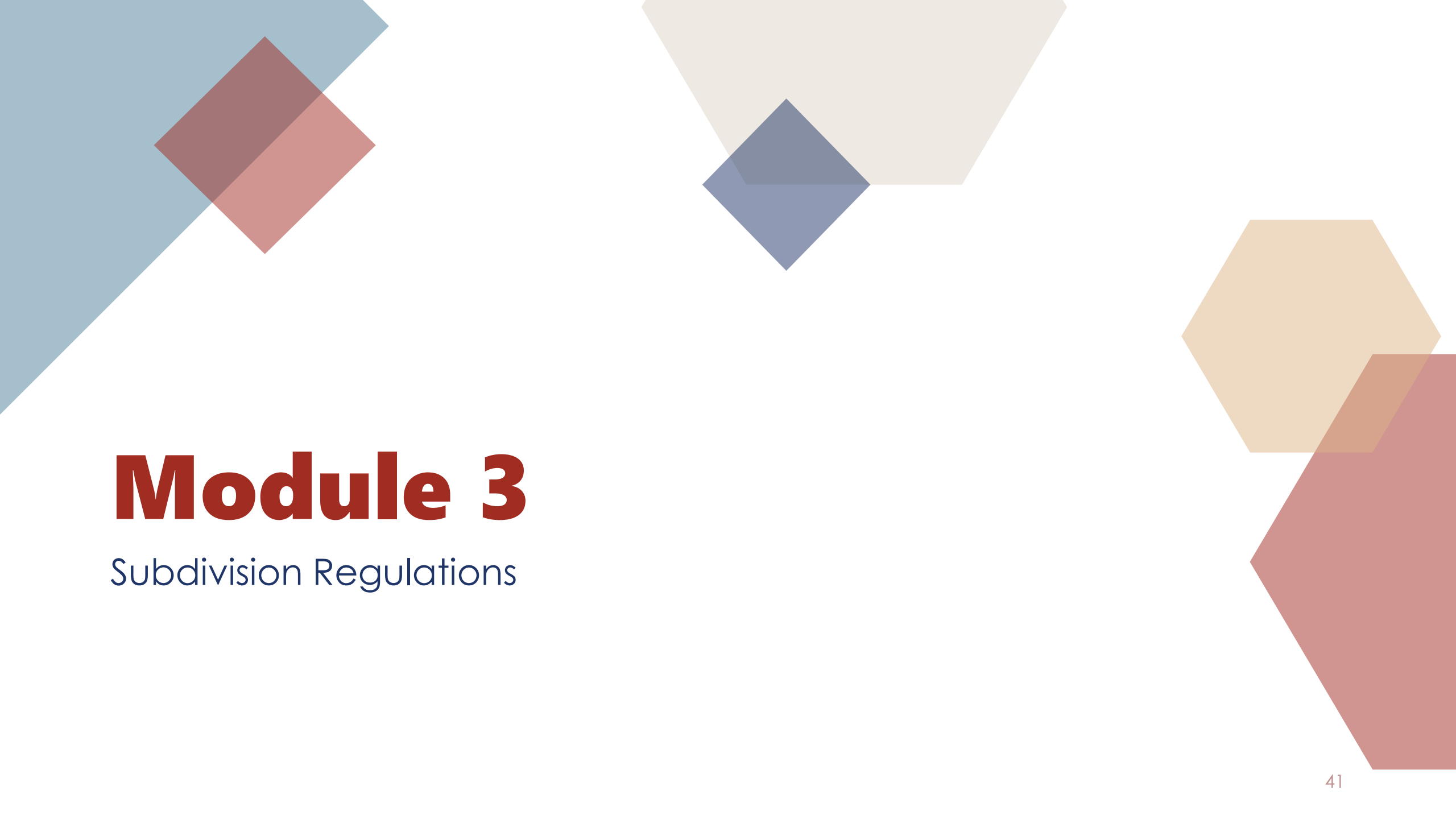
U. Fuel Pumps

1. In all districts where permitted:
 - a. Fuel Pumps shall be located at least 250 feet from an RM District.
 - b. Fuel Pumps do not have to meet the spacing requirement if a Major or Minor Arterial separates the Fuel Pumps from an RM District.

Current Status

- Modules 1 and 2 under staff review
- Revisions pending
- Beginning work on Modules 3 and 4





Module 3

Subdivision Regulations

What's Not Working Today

- Not aligned with current plans or best practices
- Limited guidance for infill and different development contexts
- Lack of graphics to explain requirements
- Standards are rigid or unclear
- Environmental and low-impact options are limited

What's Changing?



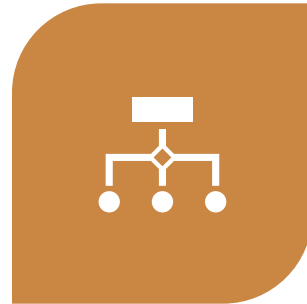
**SIMPLIFY AND CLARIFY
LANGUAGE**



**ALIGN WITH STATE LAW
AND BEST PRACTICES**



**ADD GRAPHICS AND
VISUAL GUIDANCE**



**CREATE STANDARDS FOR
DIFFERENT DEVELOPMENT
CONTEXTS**



**IMPROVE CONNECTIVITY
AND DESIGN
EXPECTATIONS**

Updated Subdivision Regulations Structure

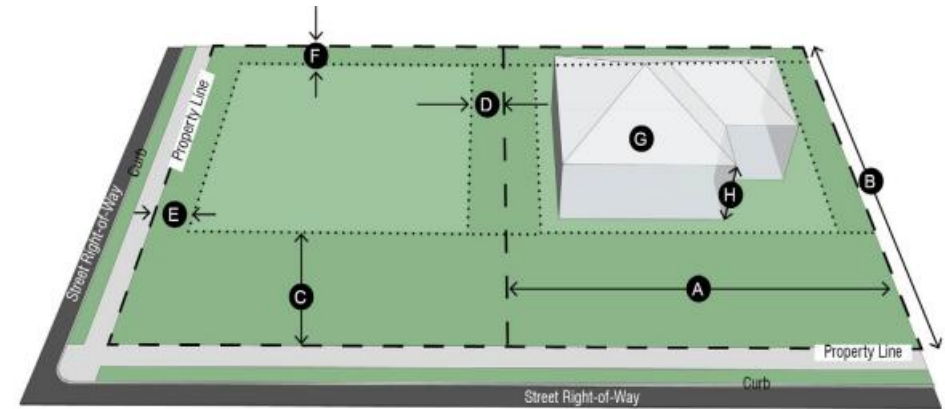
- Platting, Lots, and Blocks
- Streets and Circulation
- Utilities and Infrastructure
- Stormwater Drainage and Management
- Open Space and Parkland Dedication
- Public Improvement and Guarantees

Platting

- Outlines when platting is required
- Aligns with best practices

Why it Matters:

- Faster, clearer development process

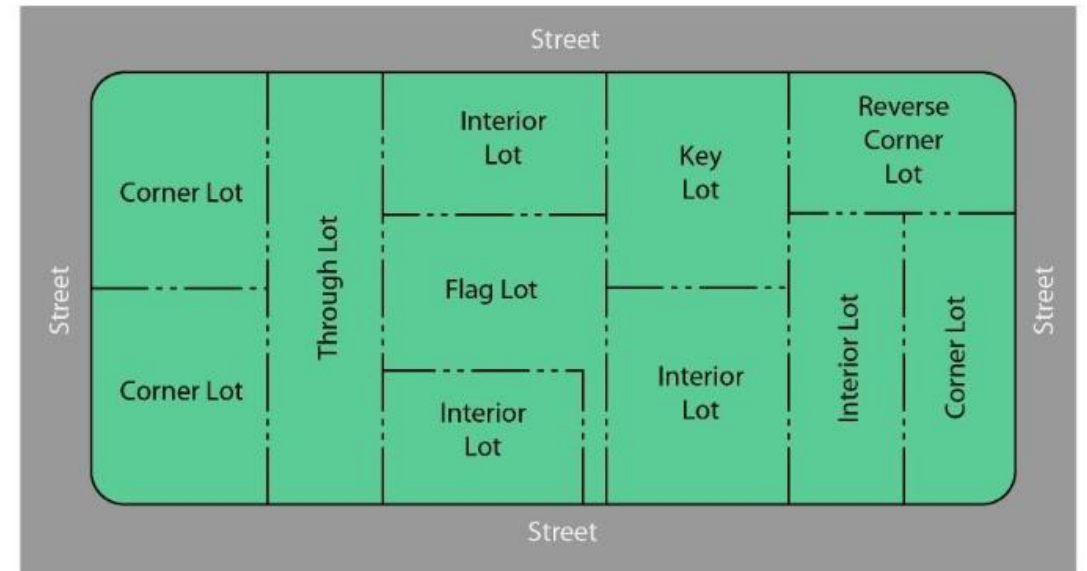


Lot Access and Design

- Lot Type Standards
- Access Management
- Focus on Safety and Street Capacity

Why it Matters:

- Affects how neighborhoods function day-to-day



Streets and Connectivity

- Stronger requirements for connectivity between developments
- Standards for street layout, block length, and circulation
- Incorporates pedestrian and bike considerations
- Includes traffic impact analysis requirements

Why it Matters:

- Reduces congestion
- Improves mobility and safety

Criteria ↓	Highway	Major Arterial	Minor Arterial	Non-industrial Collector	Industrial Collector	Local
Street Information						
ROW Width	Variable	120 ft	90 ft	60 ft	50 ft	50 ft
Travel Lanes (max.)	6	4	4	2	2	2
Lane Width (min.)	12 ft	11 ft	11 ft	10 ft	11 ft	10 ft
Median/Turning Lane						
Number (max.)	1	1	1	1	1	NR
Width (min.)	18 ft	10 ft	10 ft	10 ft	11 ft	NR
Raised	R	R	R	NR	NR	NR
Pedestrian Facilities Zone						
Total Width (min.)	36	22	20	16	10	10
Sidewalk (min. width / location)	6 ft / both sides	6 ft / both sides	6 ft / both sides	6 ft / both sides	5 ft / both sides	5 ft / both sides
On-Street Parking	NR	NR	8 ft parallel	8 ft parallel	NR	7 ft parallel
Key	R = Required NR = Not Required ft = Feet					

Example Street Design Criteria Matrix

Utilities and Infrastructure

- Updated standards for water, wastewater, and utilities
- Integration of electric and broadband infrastructure
- Clear expectations for easements and connections

Why it Matters:

- Ensures development keeps pace with infrastructure needs

Stormwater and Environment

- Updated drainage and stormwater standards
- Requirements for erosion control and site management

Why it Matters:

- Better long-term resiliency
- Reduced flooding risks



Parkland

- Clear requirements for parkland dedication
- Standards for improvements and alternatives
- Flexibility in how requirements can be met

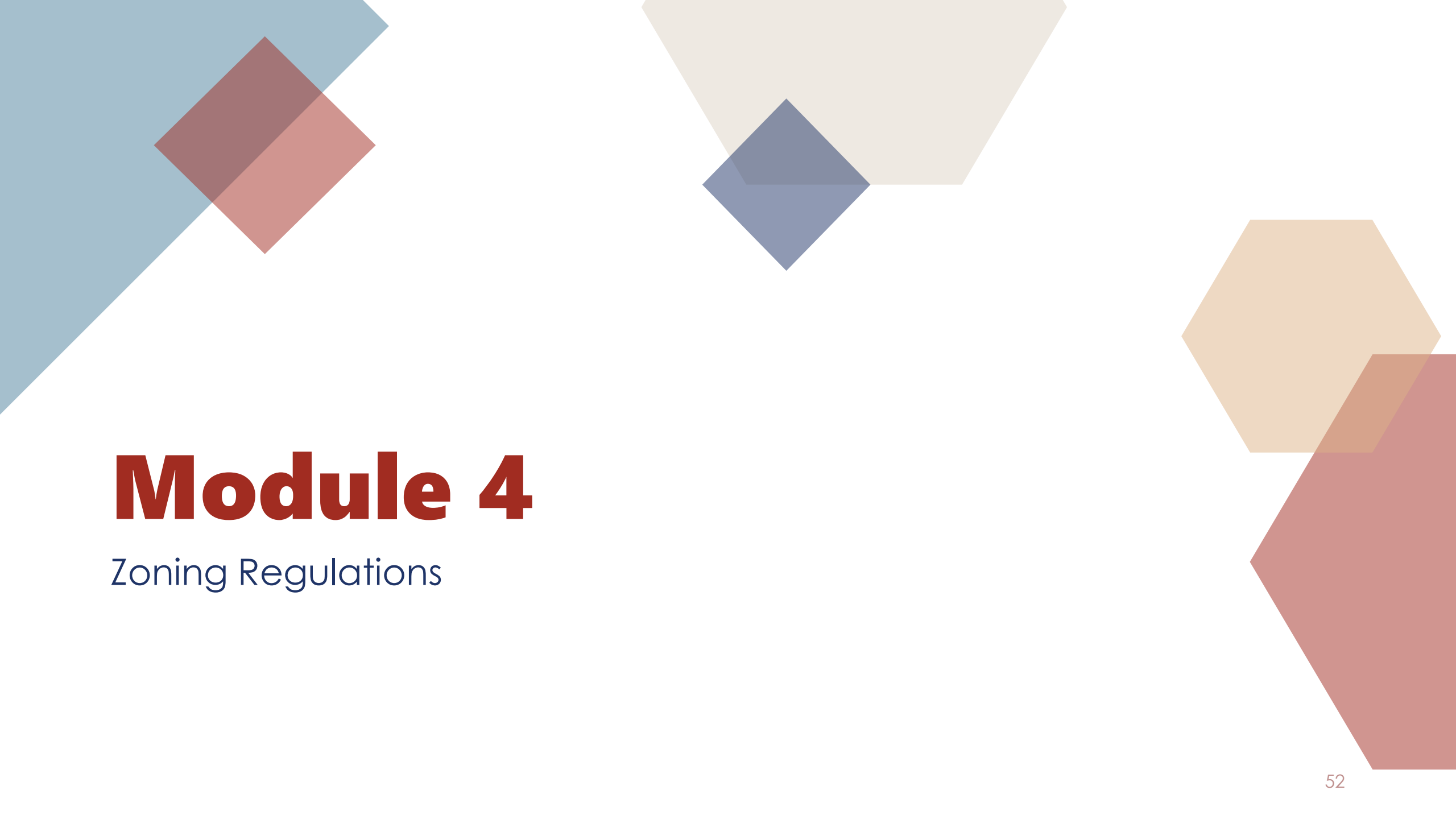


Performance Guarantees and Maintenance

- Requirements for construction guarantees
- Maintenance responsibilities for improvements
- Ensures long-term performance of infrastructure

Why it Matters:

- Protects the City and taxpayers



Module 4

Zoning Regulations

What's Not Working Today...

- Standards are outdated or inconsistent
- Too rigid in some areas, unclear in others
- Lack of design guidance
- Not aligned with current development goals
- Limited support for infill development

What's Changing?



**ENCOURAGE DESIRED
DEVELOPMENT PATTERNS**



**ALIGN WITH STATE LAW
AND BEST PRACTICES**



**ADD GRAPHICS AND
TABLES**

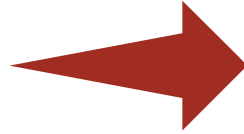
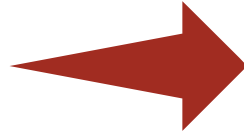


**IMPROVE CLARITY AND
USABILITY**

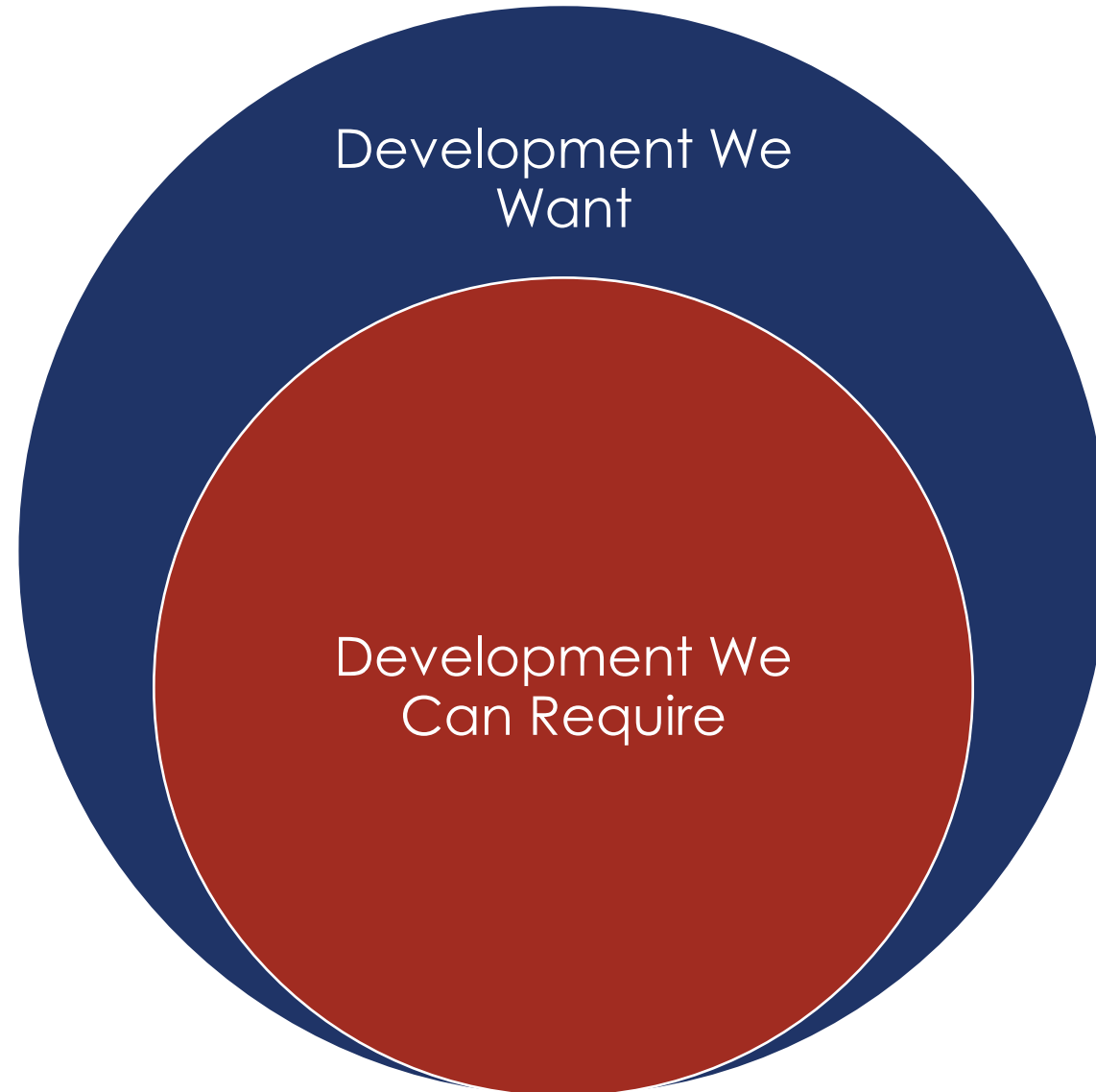


**BALANCE FLEXIBILITY
WITH PREDICTABILITY**

What are we trying to achieve?

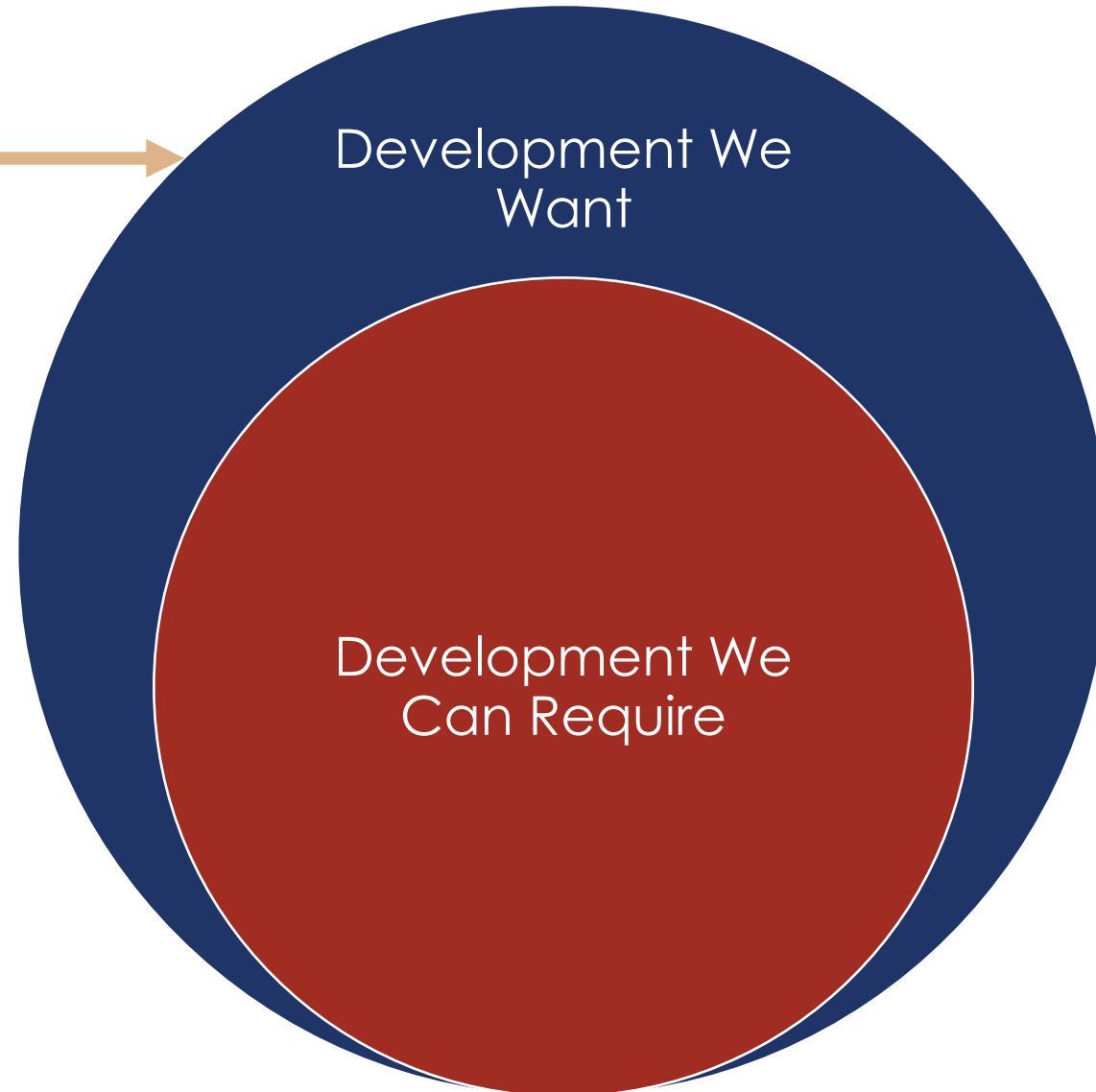


Balancing Expectations



Balancing Expectations

How do we achieve the development outcomes we want, which may be beyond our ability to mandate?



Core Zoning Standards

- Dimensional standards (height, setbacks, lot coverage)
- Parking and Loading
- Landscaping and Screening
- Lighting and Signage
- Infill development standards
- Performance standards

Clear and Organized Standards

- Consolidated development standards into one section
- Use of tables, graphics, and clearer language
- Consistent layout across all districts

Why it Matters:

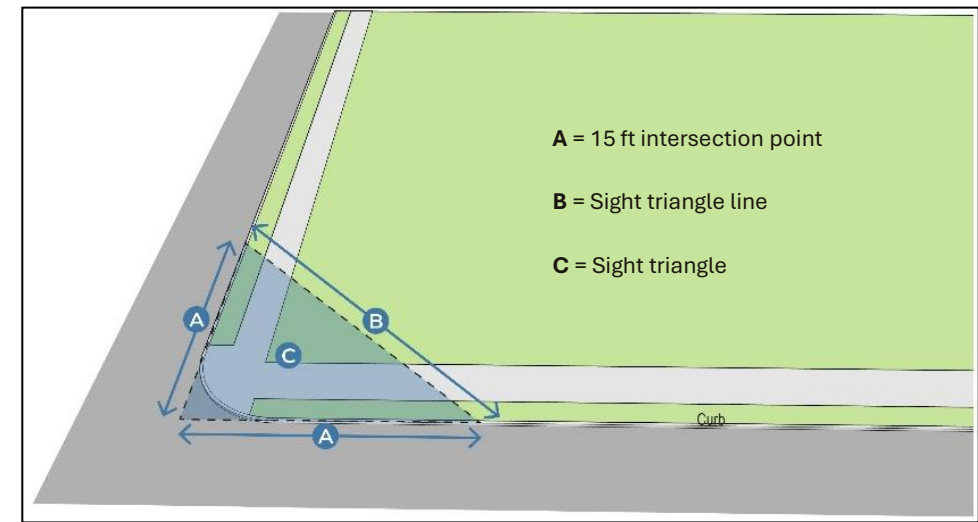
- Easier to navigate and apply
- More predictable outcomes

Dimensional and Site Design Standards

- How to measure lots
- Parking and loading
- Landscaping
- Screening and Fencing

Why it Matters:

- Context-sensitive standards
- Determines how sites can be laid out



Design and Compatibility

- Form standards for building design (primarily non-residential)
- Infill development standards for neighborhood compatibility
- Performance standards addressing impacts like noise, vibration, and light.

Why it Matters:

- Reduces conflicts between uses
- Improves overall development quality



Functional Site Elements

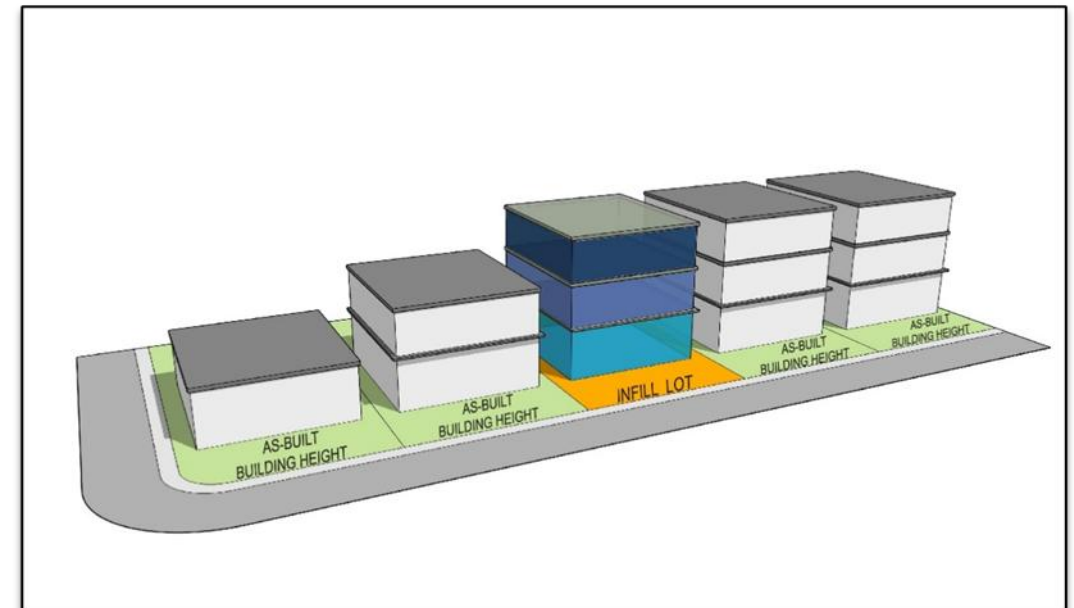
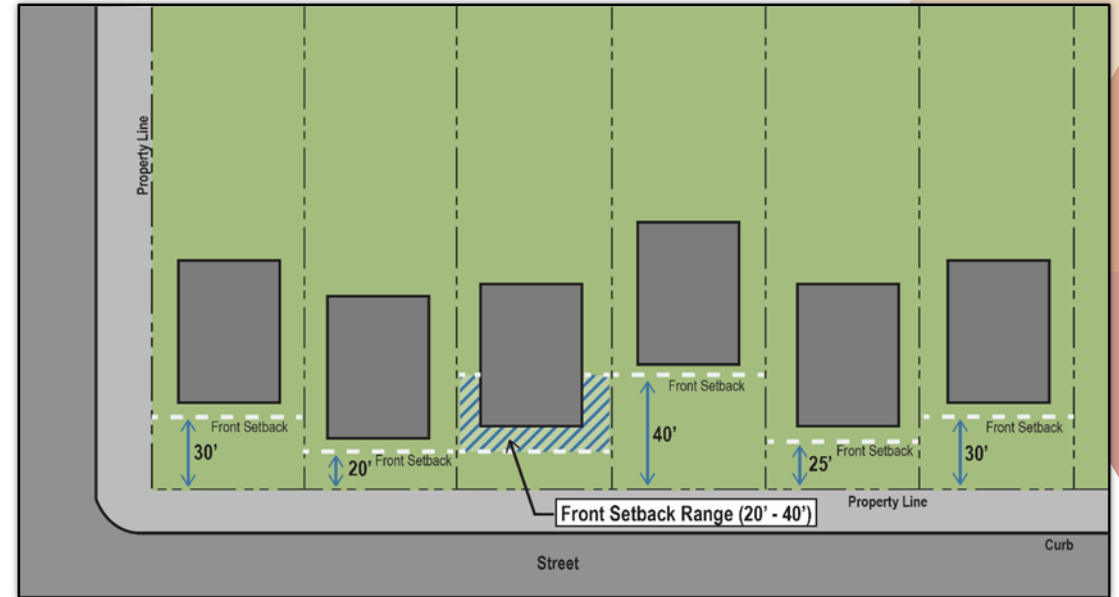
- Screening and fencing
- Outdoor lighting (Dark Sky alignment)
- Refuse management
- Signs
- Accessory and Temporary Structures
- Landscaping

Why it Matters:

- Improves visual quality and reduces conflicts between uses
- Provides clear expectations
- Ensures compatibility between different land uses

Infill Development

- Establish compatibility requirements for new infill builds
 - Lot size
 - Setbacks
 - Height
 - Massing
 - Glare
 - Architectural Elements (except SF)

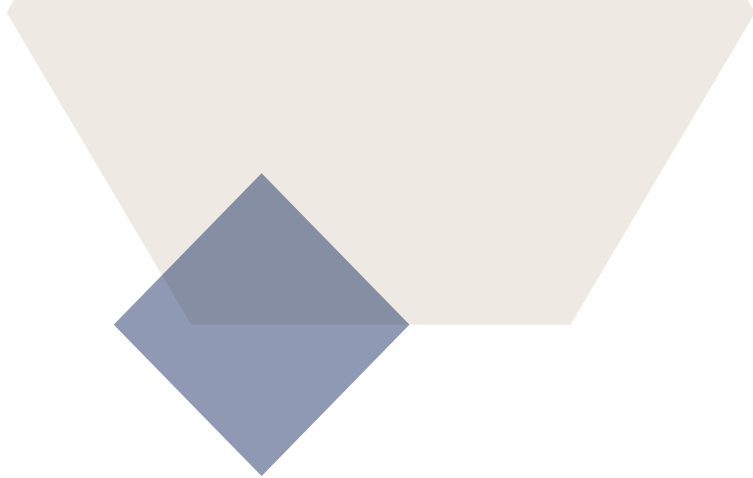
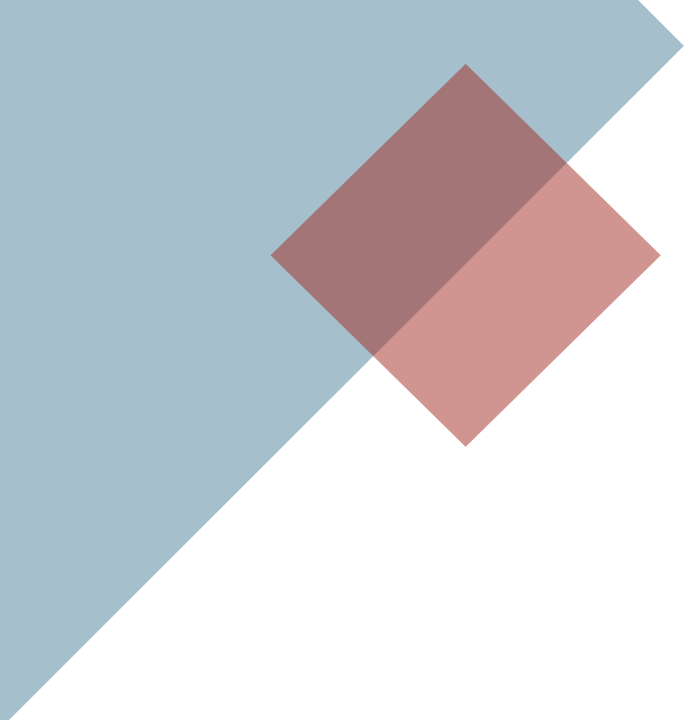


Gut Check!

Does this feel like the right direction?

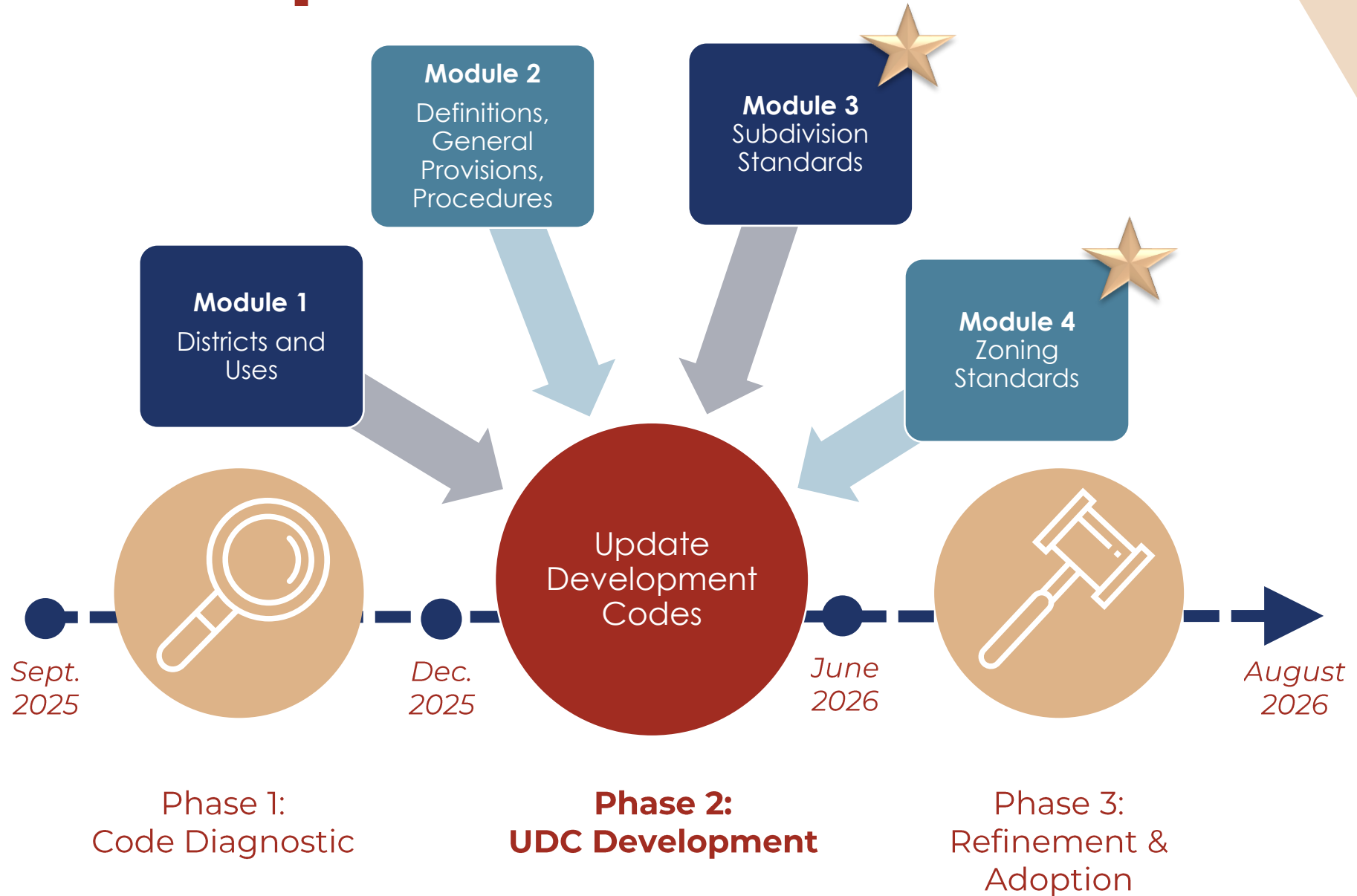
Are there any adjustments that would improve this approach?





Next Steps

Unified Development Code Process

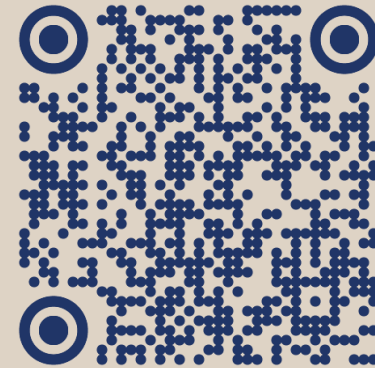


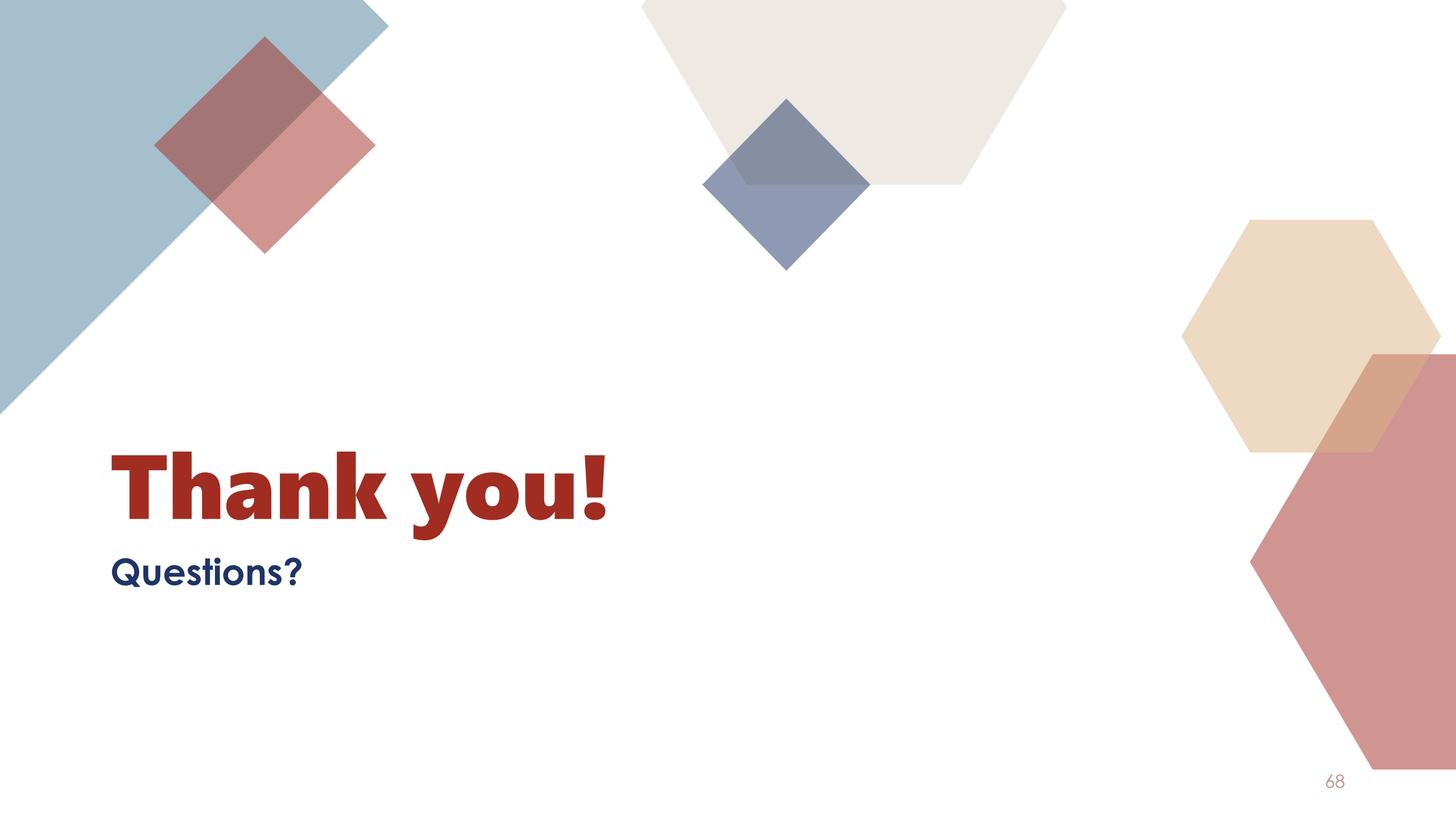
Reminder!

Stay updated with the project website!

Presentations are posted after meetings.

SCAN ME!





Thank you!

Questions?