

Agenda

Use Types

1. Context Areas Overview
2. Residential
3. Public / Civic
4. Commercial
5. Industrial
6. Other

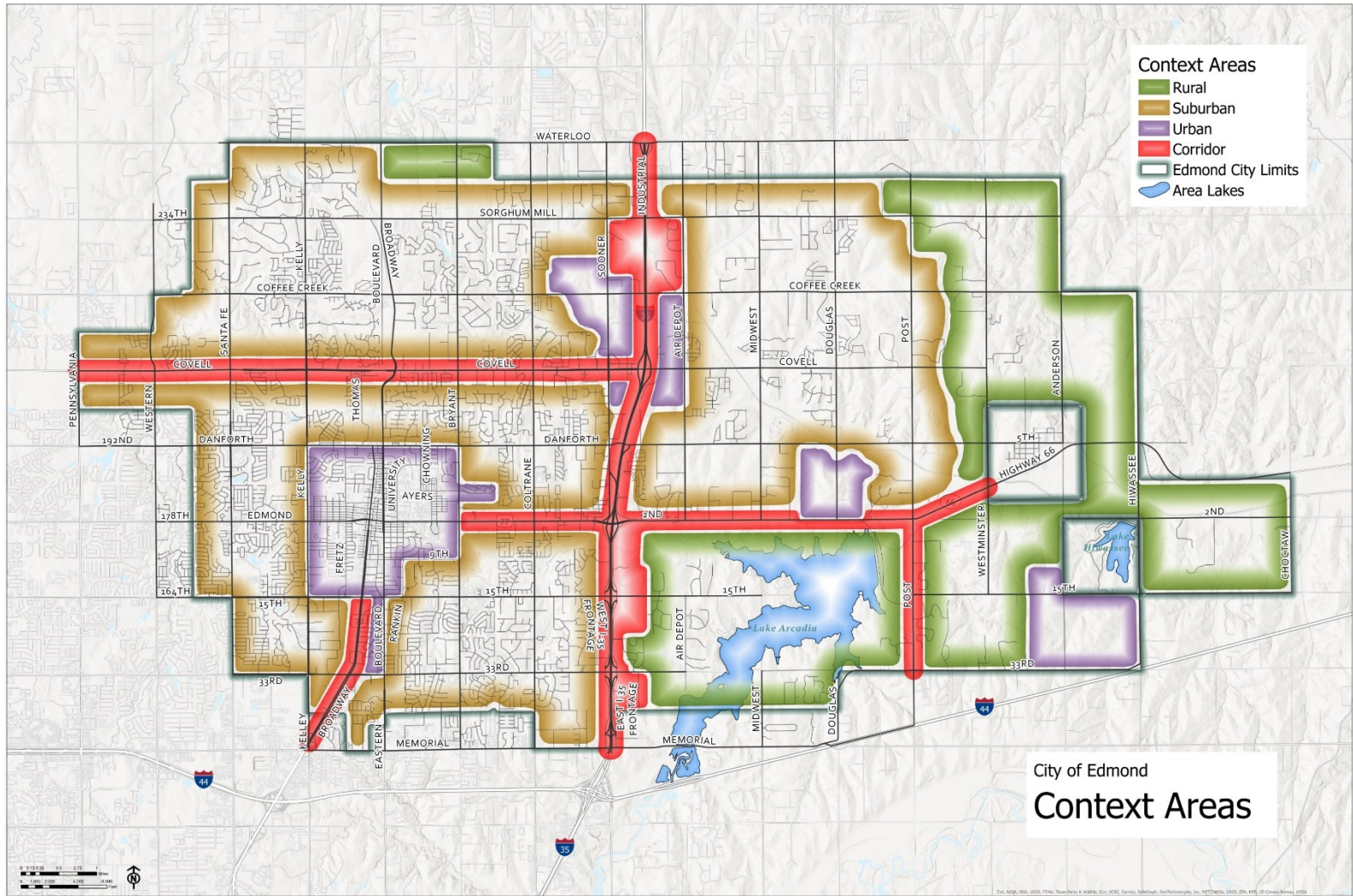
Housing

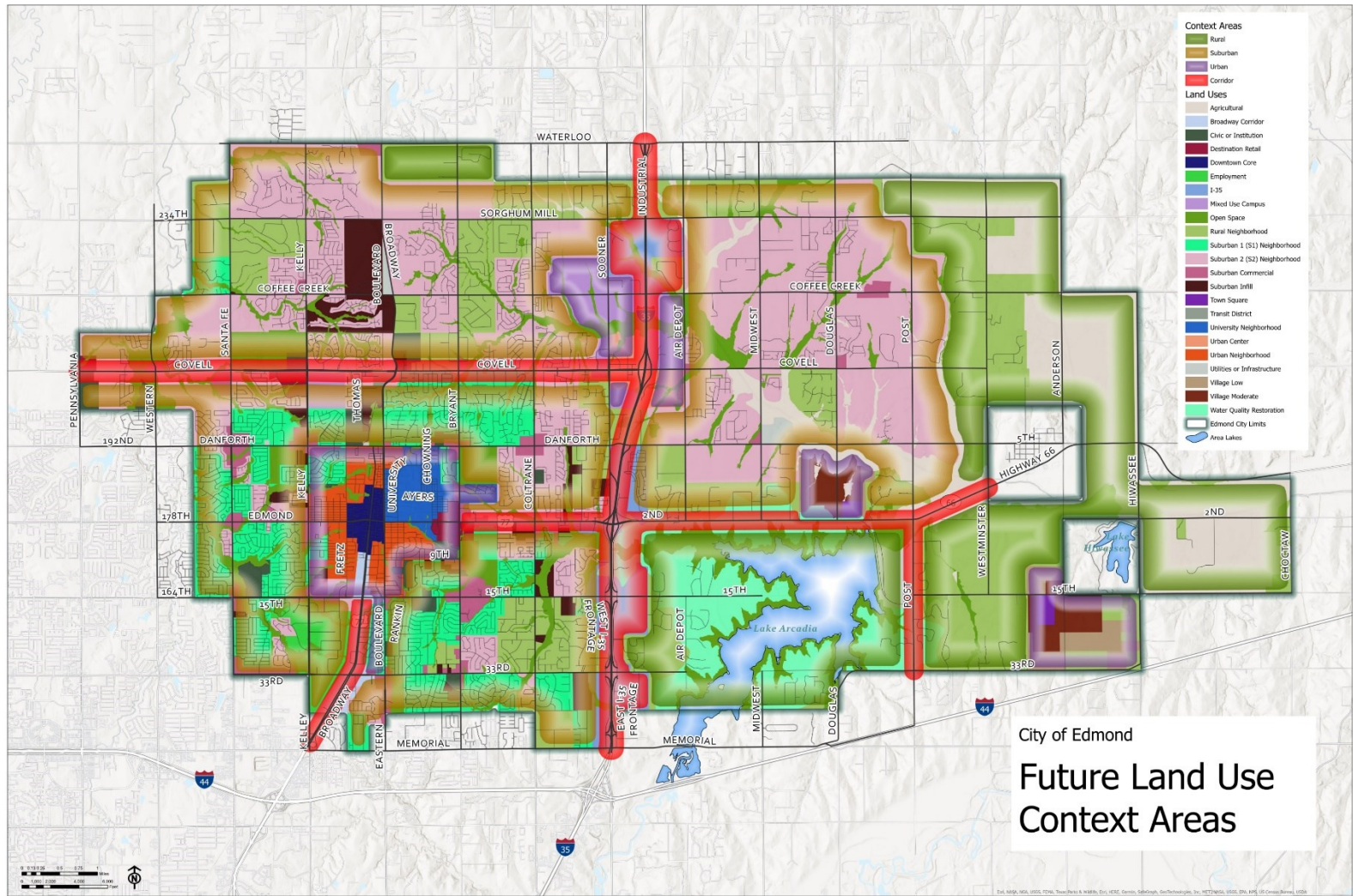
1. Types
2. Needs
3. Strategies and Best Practices
4. On the Map



Use Types

Workshop and Discussion





Residential Uses

What needs to be carried into the updated code? What uses are obsolete?
What uses may need to be added?

	Definition	Context Area(s)	Notes
Residential			
Single-family Detached Dwelling	A detached dwelling having open space on all sides designed to be occupied by one family.		
Single-family Attached Dwelling	A dwelling having any portion of each of one or more walls in common with an adjoining dwelling, not including townhouses or rowhouses.		
Zero Lot Line Dwelling			
Two-family Dwelling	A dwelling designed to be occupied by two families living independently of each other.		
Townhouse	Three or more dwelling units attached at the side or sides, each unit of which has a separate outdoor entrance and is designed to be occupied and may be owned by one family.		
Upper-story Dwelling			
Group Living, Except for Convalescent, Rest or Nursing Home, or Extended Care Facility	Residential occupancy of a structure by a group of people that does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Group Living structures have a common eating area for residents, and the residents may receive care, training, or treatment.		
Household Living except for manufactured homes and the following:	Residential occupancy of a dwelling unit by a household on a month-to-month or longer basis.		
Fraternity or sorority			
Convalescent, rest or nursing home or extended care facility	A health facility where persons are housed and furnished with meals and continuing nursing care for compensation.		
Single- Family detached dwelling with or without garage apartment			
Manufactured home, located on an individual lot	A dwelling unit constructed in accordance with federal manufactured housing construction and safety standards (HUD code) in effect after June 15, 1976.		

Public and Civic Uses

	Definition	Context Area(s)	Notes
Public and Civic			
Airport			
Cemetery			
Child care center	Any place, home or institution which provides care for eight or more children for six or more hours of the 24 hour day.		
Country club/ Golf course			
Library			
Park			
Place of Worship	Places of assembly that provide meeting areas for religious practice.		
Public, private or charter elementary or secondary school			
Telecommunications Tower	A telecommunications facility for such services as cellular telephone, personal communication services, enhanced/specialized mobile radio, and commercial paging services, that consists of a new tower, monopole, or other unattached structure erected to support telecommunications communication antennas and connecting appurtenances and broadband services.		
Government Facilities	Offices for local, state, or federal government		
Medical Facilities	Uses providing medical or surgical care to patients possibly offering overnight care		
Art/photography gallery or studio			
Museum			
Community Service	Uses of a public, nonprofit, or charitable nature providing professional service of an ongoing education, training, or non-correctional counseling to the general public, on a regular basis, without a residential component.		
Funeral Home	Places that provide for funeral and mortuary services and related assembly areas		
Passenger Terminal	Facilities for the takeoff and landing of airplanes and helicopters, and terminals for taxi, rail or bus service		
Educational Facilities	Public and private (including charter or religious) schools at the primary, elementary, middle, junior high, or high school level that provide basic academic education. Also includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree usually in a campus setting.		
All Public and Civic (see 22.4.35©) uses except for the following:			
Parks and Open areas	Uses focusing on natural areas consisting mostly of vegetation, passive or active outdoor recreation areas, or community gardens, and having few structures.		
Wildlife Sanctuary			
Zoological or botanical garden			

Commercial Uses

	Definition	Context Area(s)	Notes
Commercial			
Office			
Retail Sales and Service	An establishment primarily engaged in the sale, lease or rent of new or used products to the general public, including those providing personal services, entertainment, product repair or sales of consumer goods.		
Bank or other financial institution			
Veterinarian			
Car wash, automated or self-service	A structure designed primarily for washing automobiles using production line methods with a chain conveyor, blower, steam cleaner, high pressure spray or other mechanical device.		
Convenience store or fuel sales			
Movie or other indoor theater			
Restaurant, except drive-in			
Grocery Store			
Liquor Store			
Specialty food store			
Department Store			
Department Store (not to exceed 20,000 square feet)			
Bed and Breakfast			
Fitness Center			
Delicatessen			
Hotel or Motel			
Ice Cream Store			
Restaurant	Establishments that prepare and sell food for on- or off-premise consumption		

Commercial Uses

Indoor Recreation	Participatory and spectator-oriented recreation and entertainment uses conducted within an enclosed building.		
Sexually-Oriented Business	An inclusive term used to describe collectively: sexually oriented cabaret; sexually oriented motion picture theater; motion picture arcade; and bathhouse.		
Home Improvement Center	Any building or structure selling home improvement and building construction items including but not limited to paint, lumber, plumbing supplies, garden supplies, appliances and hardware and consisting of a minimum of 60,000 square feet of gross floor area, or any building or structure using outdoor storage or display of such materials or products.		
Outdoor Recreation, except for race track or skeet or trap shooting range	Participatory and spectator-oriented recreation and entertainment uses conducted in open, partially enclosed, or screened facilities.		
Vehicle Sales and Service	Direct sales of and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.		
All Commercial uses (see 22.4.35(D))			
Boutique Hotel	Hotels with less than 100 rooms typically, that are unique in character and architecture with attention to high design that augments the surrounding district. They are typically smaller properties that offer personalized service and intimate experiences and have a distinct personality with a higher end feel.		
Restaurants except Drive-Through and Drive-In Restaurants	Establishments that prepare and sell food for on- or off-premise consumption		
Skeet or trap shooting range			
Outdoor Recreation	Participatory and spectator-oriented recreation and entertainment uses conducted in open, partially enclosed, or screened facilities.		

Industrial Uses

	Definition	Context Area(s)	Notes
Industrial			
Laboratory, research or experimental			
Manufacturing or assembling of optical goods			
Printing plant			
Self-storage facility	Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property		
Sign painting shop			
Wholesale Trade, except 1) lumber yard, 2) Medical marijuana commercial grower	Firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer		
Wrecker Service yard	An area outside of a building consisting of more than three acres where motor vehicles are disassembled, junked, wrecked or where motor vehicles not in operable condition are stored, which may include permanent machinery located on the property for wrecking vehicles.		
Light Industrial Service except wrecker service yard	Firms engaged in the manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.		
Wholesale Distribution Center			
Power generation structure	A power-generation tower or structure is anything constructed, erected or set up upon the ground or attached to something having a permanent location on the ground, the purpose of which is to generate and supply power, through the assistance of a renewable energy source, to be utilized by an existing principal residential or nonresidential use of the property on which it is situated. A power-generation structure shall be deemed to include all structural and mechanical components thereof.		

Industrial Uses

Warehouse and Freight Movement	Firms involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.		
Wholesale Trade	Firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer		
Heavy Industrial except for the following:	Firms involved in fabrication and assembly operations; industrial/manufacturing activities. The uses emphasize industrial businesses, and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited		
Concrete batch plant or transit mix plant			
Refining or storage of petroleum products			
Light Industrial service (see 22.4.35E(4))	Firms engaged in the manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.		
Heavy Industrial (see 22.4.35 E(5)) except for the following: Power generation structure	Firms involved in fabrication and assembly operations; industrial/manufacturing activities. The uses emphasize industrial businesses, and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited		
Artisan Industry- Low Intensity and High Intensity			
Refining or storage of petroleum products			

Other Uses

	Definition	Context Area(s)	Notes
Other			
Any of the above uses with a drive-thru facility			
Agriculture (except Medical Marijuana Commercial Grow)	The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture and animal and poultry husbandry and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. The operation of commercial feed pens, sales yards and auction yards for cattle or hogs shall be deemed an industrial and not an agricultural use.		
Plant Nursery			
Feed Store			
Kennel, Indoor	Any lot or premises on which there are five (5) or more dogs, excluding unweaned puppies.		
All other principal uses not prohibited by this Title except for residential uses			
Animals, raising of (except for hogs or commercial feed lots)			
Medical Marijuana Commercial Grow	Consistent with Oklahoma Administrative Code 310: 681-1-4 and Title 63 Oklahoma Statutes Section 427.2, is licensed by the State of Oklahoma to cultivate and prepare medical marijuana for a medical marijuana dispensary and/or a medical marijuana processor.		
Equine Hospital			



Housing Types

Workshop and Discussion

Roadmap

What housing types can we plan and regulate?

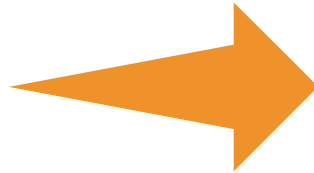
What are Edmond's projected housing needs?

What are current conditions in Edmond?

What are best practices?

Where will this happen?

Housing types



Housing types



Housing types



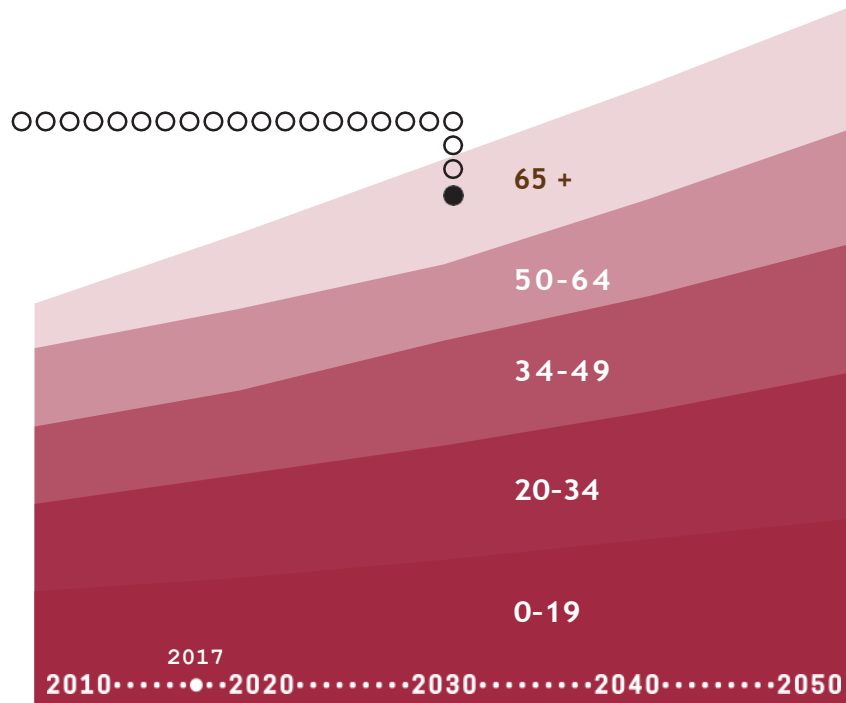
Housing types



Housing needs projections

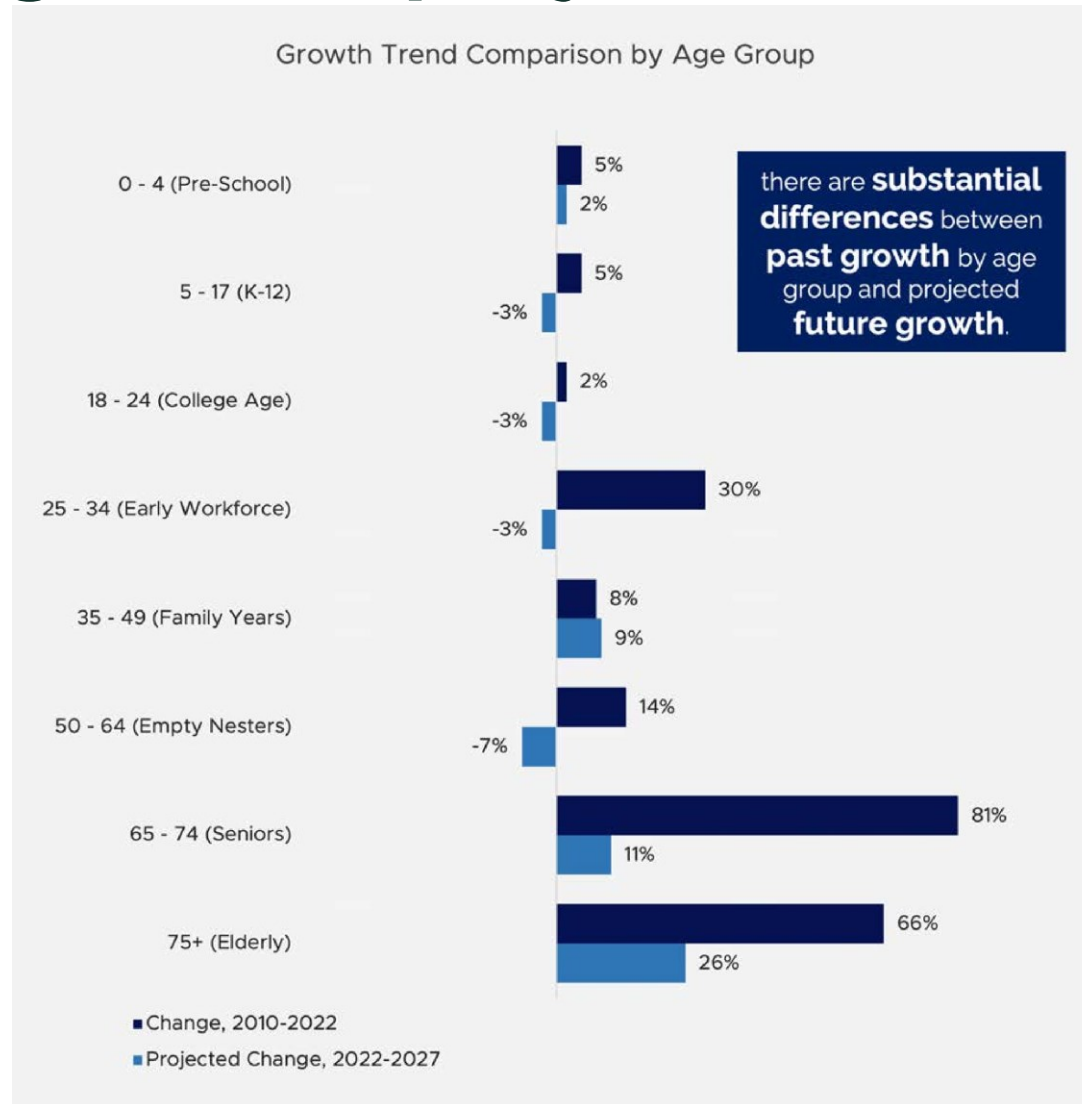
16K ↑
65 PLUS

Edmond's population is changing. Not only has our community experienced a steady increase in population, the portion of residents who are nearing retirement age is changing rapidly – from 11% in 2010 to a projected 19% by 2030. This change presents some key challenges and important opportunities related to making Edmond a comfortable and convenient community for people of all ages.



NOTE: 170% increase in number of 65+ from 2010—2050.

Housing needs projections



Housing needs strategies

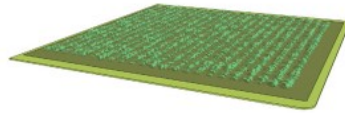


Housing needs strategies



Proposed Residential Building Types

**These are examples – building types to be finalized later if a preferable approach*



Agricultural



Cluster Subdivision



Single-Family, Large Lot



Single-Family, Suburban Lot



Single-Family, Small Lot



Accessory Dwelling Unit



Townhome



Duplex



Triplex/Fourplex



Bungalow/Cottage Court



Courtyard/Garden Apartment



Urban Apartment

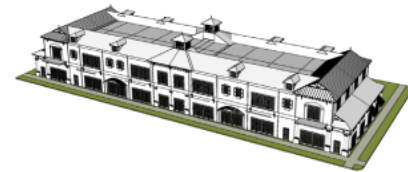
Proposed Nonresidential Building Types



Mixed-Use, Neighborhood Scale



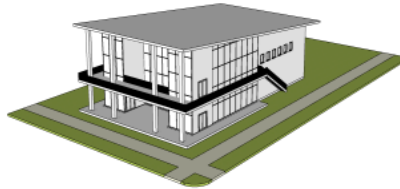
Mixed-Use, Community Scale



Mixed-Use, Regional Scale



Neighborhood Office and
Commercial



Regional Office and Commercial



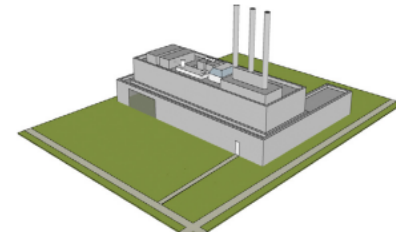
Neighborhood Shopping Center



Regional Shopping Center



Light Industrial/Flex Space



Heavy Industrial



Civic/Recreation

**These are examples – building types to be
finalized later if a preferable approach*

Current conditions in Edmond



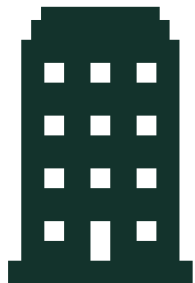
94%

of permits issued in the last decade were for single-family homes



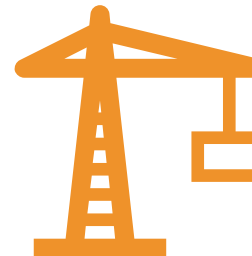
Prices

have been rising, yet vacancy rates are low



Age restrictions

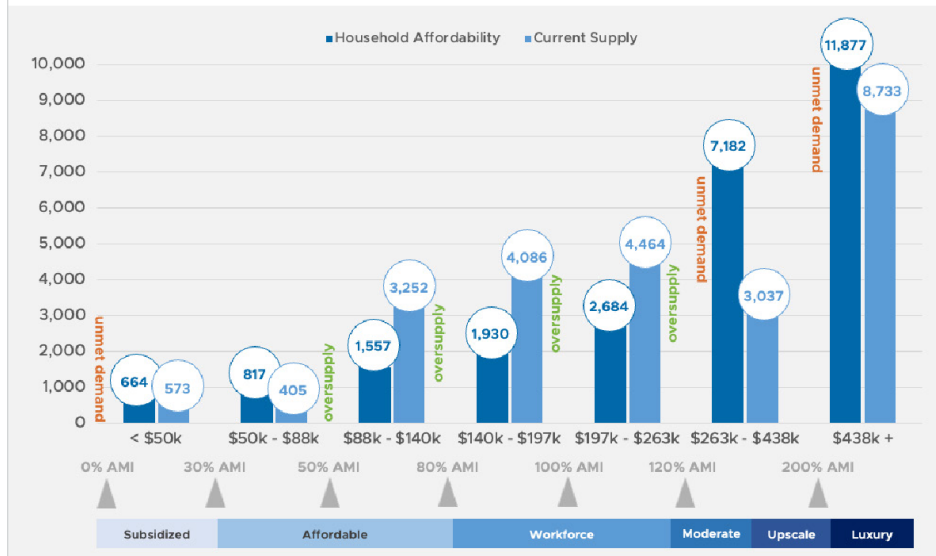
have been imposed on most multifamily development



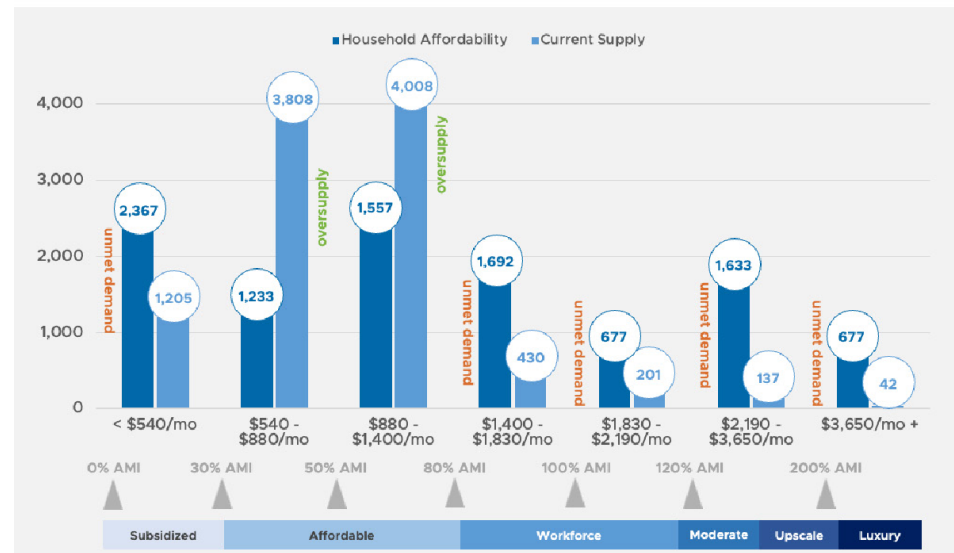
Construction

of all housing types should be encouraged

AFFORDABILITY GAPS: OWNER



AFFORDABILITY GAPS: RENTER

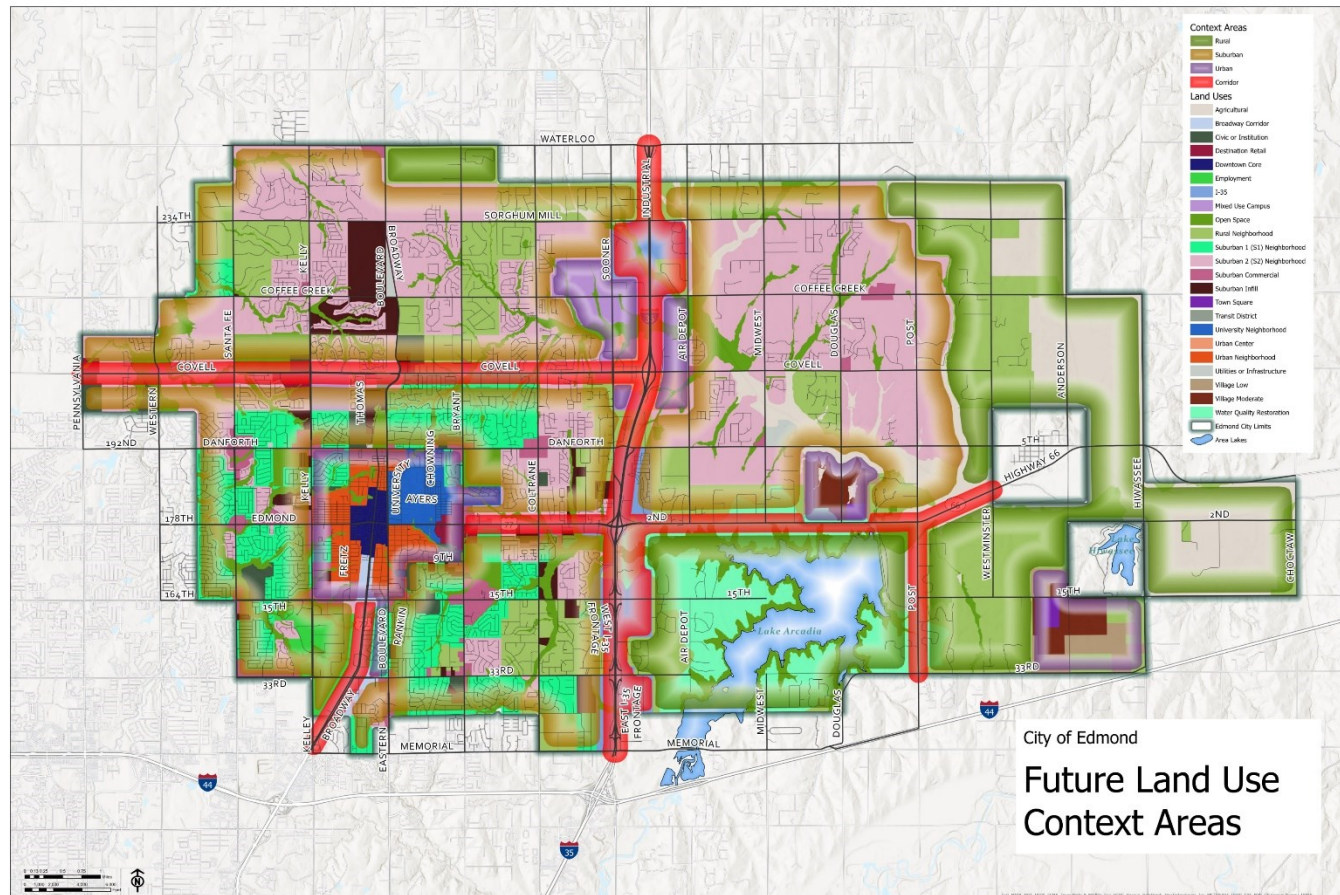


Best practices

- Ensure permitted use tables allow for appropriate variety and density
- Ensure permitted use tables bring some neighborhood services into residential areas
- Reduce lot sizes and setback requirements, while increasing lot coverage maximums, to increase density and affordability of single-family Districts
- Set the stage for development across price points
- Maximize regulatory and development efficiency through promoting housing types that accommodate projected growth across demographics



Where will this happen?



Where will this happen?

