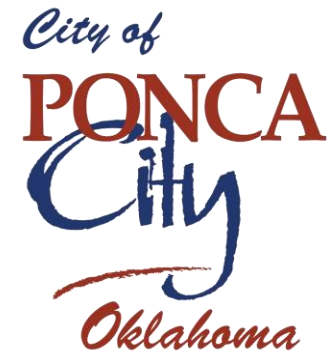




CPC & TAC Meeting #1

November 20, 2025





Introductions

Who We Are | Project Background

Who We Are



Project Manager

Dawn Thomas, AICP



Project Planner

Chad Bunger, AICP, AFM



Project Planner

Destiny Andrews, AICP

WHY is this Project Important for Ponca City?



To increase the amount and affordability of **housing** in the city



To promote **economic vitality**, protect commercial areas, and revitalize downtown



To improve **connectivity** across the city for cars, bikes, and pedestrians

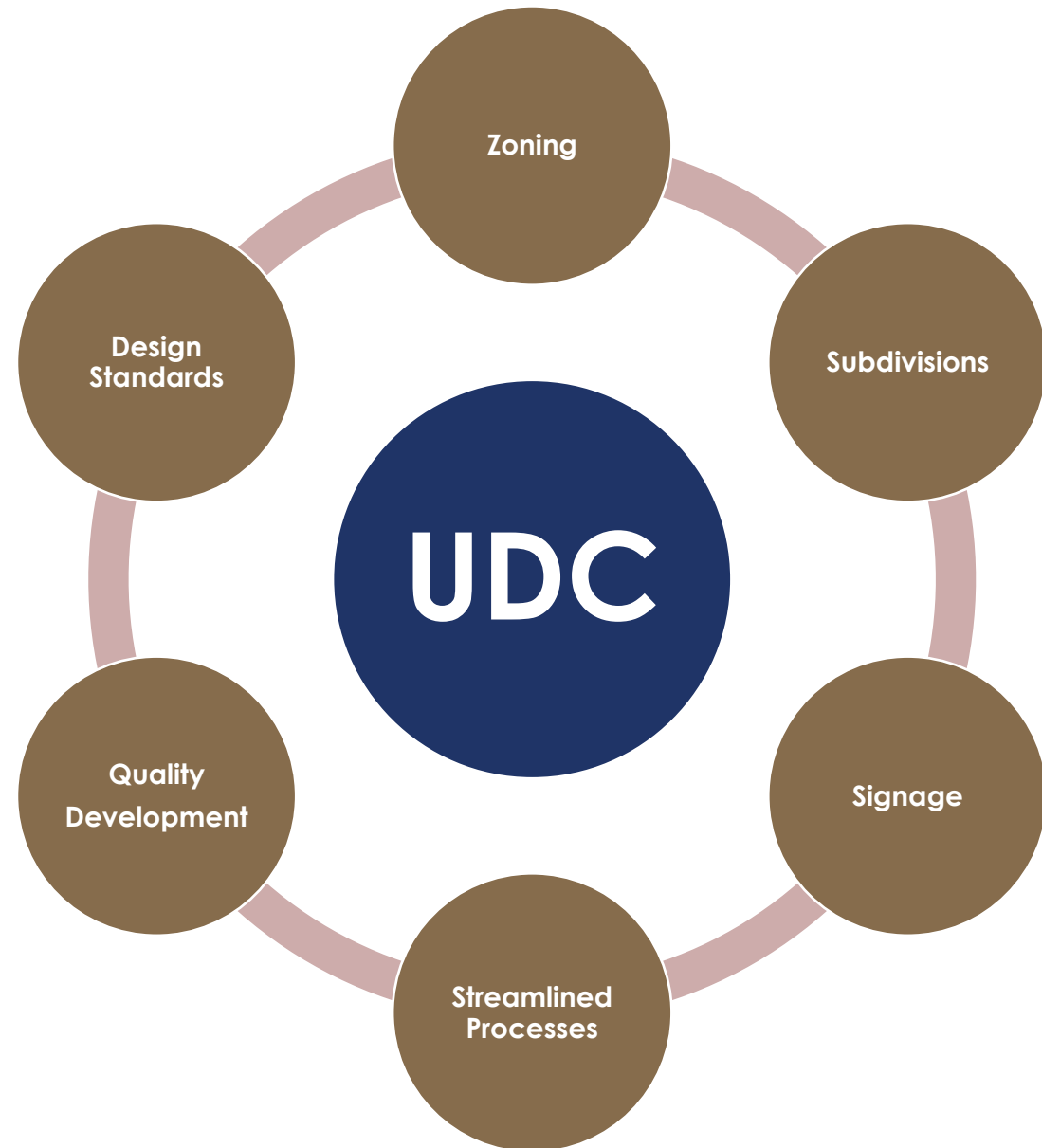


To provide **clarity** for both property owners and developers

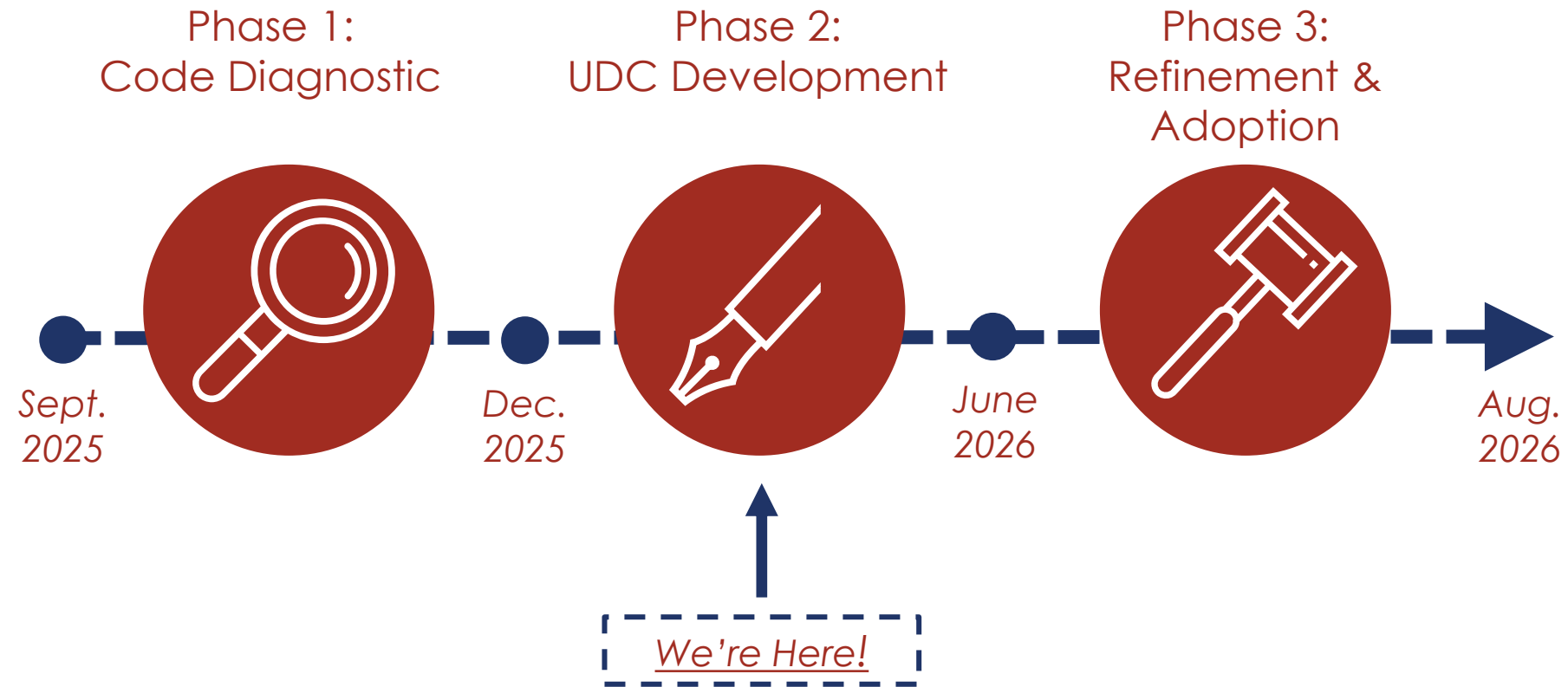


To create ways that **manage resources** better, including taxpayer dollars

What is a Unified Development Code?



Unified Development Code Process





Community Engagement

Engagement | Priorities

Stakeholder Engagement



STAKEHOLDER
INTERVIEWS



OPEN HOUSE



ONLINE
SURVEY



ONLINE MAP

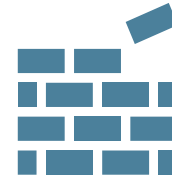
Priorities



Historic Preservation



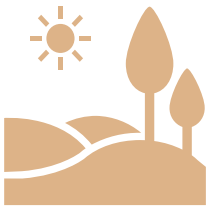
**User-Friendliness and
Communication**



Quality Building Materials



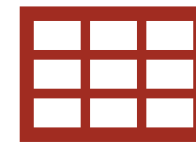
Moderate Intensity Infill



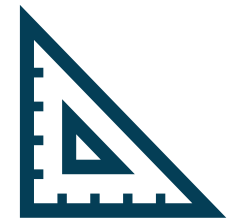
**Landscape and Site Plan
Requirements**



**Flexibility and Alternative
Compliance**



Permitted Uses



**Setbacks and
Dimensional Standards**



Diagnostic Report

Review | Key Deficiencies | Recommendations

Diagnostic Report Review

- Executive Summary
- Review of Plans and Policies
- Stakeholder Engagement
- Development Code Deficiencies
 - Zoning Ordinance (Title 11)
 - Subdivision Regulations (Title 12)
- Appendices

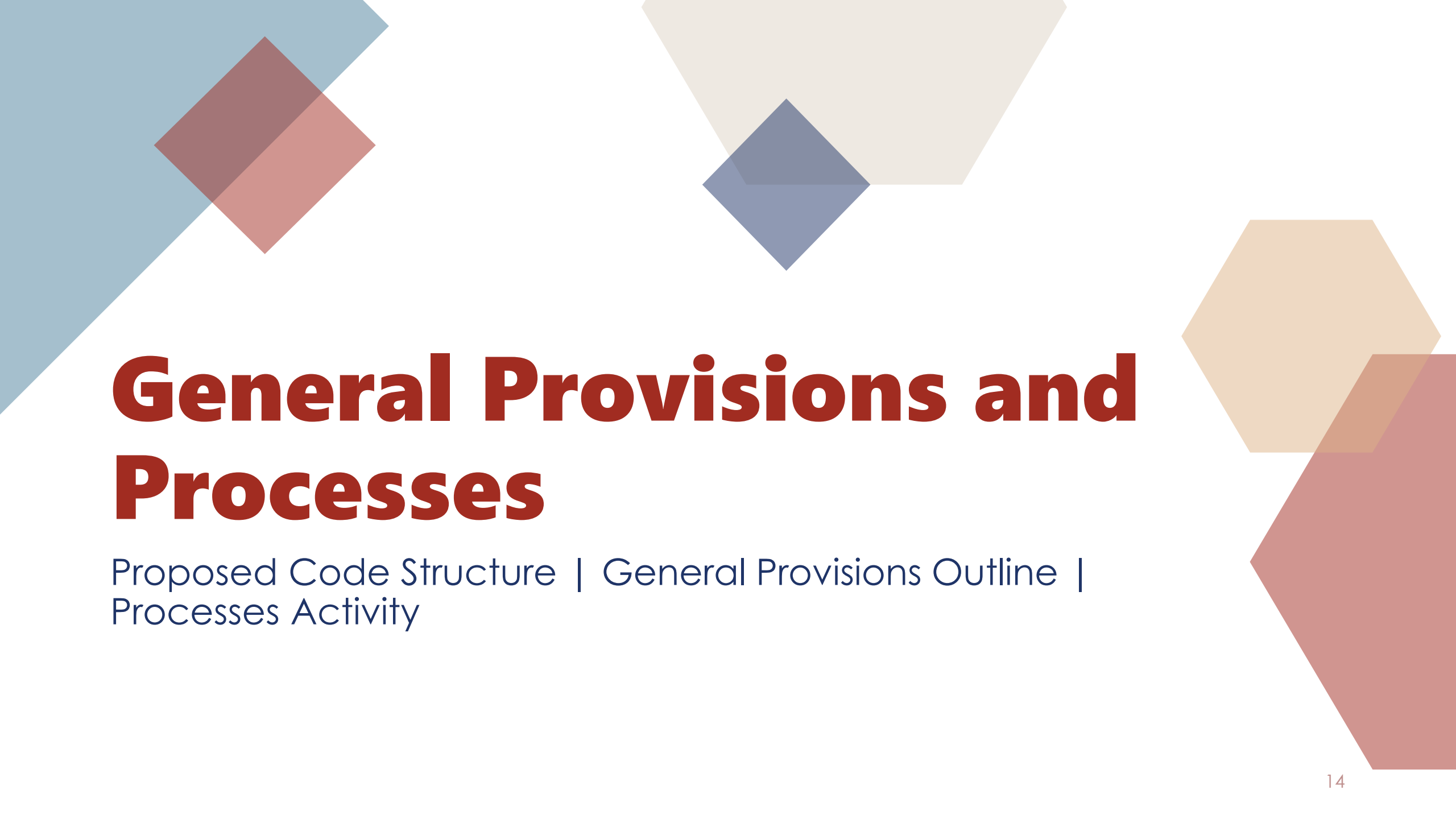


Key Deficiencies

Deficiency	Title 11 - Zoning	Title 12 - Subdivision
Not aligned with adopted plans	X	X
Do not reflect current best practices	X	X
Lacks graphics to communicate key concepts	X	X
Nomenclature and language are confusing	X	X
Not user-friendly	X	X
Too many, or ineffective, zoning districts	X	
Dimensional requirements too rigid	X	
Parking recommendations are not context-sensitive	X	
Technical standards are codified vs. provided in technical manual	X	X
No design standards for non-residential building types	X	
Lacks standards for infill development	X	X
Lacks purpose statements and clear applicability criteria	X	X
Subdivision standards lack context	X	
Low-impact development/green infrastructure options unavailable	X	X

Recommendations

- Encourage missing-middle housing types and mixed-use development
- Address infrastructure requirements and related incentives
- Evaluate and update development review processes
- Provide clarity for property owners and developers
- Reorganize for clarity and usability
- Add flow charts, graphics, and tables to enhance user experience



General Provisions and Processes

Proposed Code Structure | General Provisions Outline |
Processes Activity

Proposed Code Structure

Article	Title
I	General Provisions
II	Zoning Districts
III	Uses
IV	Development Standards
V	Subdivision Regulations
VI	Public Improvements, Stormwater, Management, and the Environment
VII	Procedures
VIII	Nonconformities
IX	Enforcement
X	Administration
XI	Definitions

General Provisions Proposed Outline

Chapter	Section	Notes
Article 1 – General Provisions	1.01.01 – Title	Establishes how the UDC is referred
	1.01.02 – Purpose	Provides the UDC's intent
	1.01.03 – Authority	Highlights the State Statutes that establishes the UDC
	1.01.04 – Jurisdiction	A brief overview of where and how the UDC applies
	1.01.05 – Conflicting Provisions	Clarifies which regulations control if there is conflict with the UDC and other regulations
	1.01.06 – Private Restrictions	States the UDC does not interfere with private restrictions
	1.01.07 – Severability	Disclaimer stating that if one part of the UDC is deemed legally invalid, that the entire UDC is not legally invalid
	1.01.08 – Repeal of Existing Ordinances	States the existing ordinances are to be repealed upon establishment of the UDC effective date
	1.01.09 – Effective Date	Establishes the date when UDC regulations apply

Processes Activity

Discuss current processes for zoning, subdivision, and Board of Adjustment.





Districts and Uses

Zoning Types | Current Approach | Proposed Approach

Zoning Types

Conventional

Form-Based

Composite

Hybrid

Zoning Types

Conventional

Form-Based

Composite

Hybrid

- Regulates development by separating different land uses and concentrating similar land uses into distinct areas or zones
- Each zone has its own height, setback, parking, landscaping, and building volume restrictions that vary with intensity
- Residential districts are usually located away from more intense zoning districts
- Development standards tend to be sparse because of the emphasis on use classification

Zoning Types

Conventional

Form-Based

Composite

Hybrid

Advantages

- Familiarity
- Effective at controlling development scale
- Protects low-intensity uses from more intensive uses
- Good for auto-centric communities

Disadvantages

- Not much emphasis on development design
- Segregates uses (exclusionary)
- Outdated dimensional and development regulations
- Not much ability for unique or mixed-use development
- Unpredictable

Zoning Types

Conventional

Form-Based

Composite

Hybrid

- Regulates development by focusing on the scale, design, and placement of buildings
- Particular attention to the development's relationship with the street and other public spaces
- Belief that the look and arrangement of buildings better define a community's character than the actual uses that take place within those buildings
- Typically includes a regulating plan that establishes the boundaries where Form-Based Zoning applies
- Good approach if the goal is to increase site attractiveness, maintain community character, maximize use diversity, and promote walkable/pedestrian-friendly style developments

Zoning Types

Conventional

Form-Based

Composite

Hybrid

Advantages

- Addresses site design
- Outcome specific
- More use allowances = more landowner flexibility
- Good for dense or walkable areas
- Community compatibility

Disadvantages

- Not much familiarity
- Complicated and layered regulations
- Limited scope
- Not too popular with developers
- Less public input

Zoning Types

Conventional

Form-Based

Composite

Hybrid

- A customizable approach that utilizes three development components – use, form, and site - to create a variety of zoning districts
 - **Use** – establishes the types of land uses (residential, commercial, industrial, etc.) permitted within a zoning district and relates them to form
 - **Form** – height limits, entryway typologies, façade design standards, etc., are classified according to the permitted use.
 - **Site** – The arrangement of the site, building location, landscaping, parking, and accessibility are addressed after use and form are established

Zoning Types

Conventional

Form-Based

Composite

Hybrid

Advantages

- Addresses site design
- More flexibility
- Customizable menu and limitless options
- Context sensitive
- Land use mix
- Reduction in zoning districts

Disadvantages

- Not much familiarity
- Complicated and layered regulations

Zoning Types

Conventional

Form-Based

Composite

Hybrid

- Incorporates the best practices from the various zoning approaches – conventional, form-based, performance-based, composite - to create appropriate zoning regulations
- Typically, hybrid zoning has a base layer like a conventional zoning approach with additional regulations noticed in form-based and performance-based zoning codes
- It's a context-sensitive approach that requires different regulations for certain areas within a city

Zoning Types

Conventional

Form-Based

Composite

Hybrid

Advantages

- Innovative
- Comprehensive
- Effective balance of flexibility and certainty
- Customizable menu
- Mix of conventional and modern techniques

Disadvantages

- Not much familiarity
- Complicated and layered regulations

Areas of Consideration for Specific Zoning Approaches

Area ↓	Zoning Type →	Conventional	Form-Based	Composite
Downtown		ooo	●●●	●oo
Industrial Centers		●●o	ooo	●oo
Corridors		●●o	●●o	●●o
Rural Residential		●●o	ooo	●oo
Suburban Neighborhoods		●●●	ooo	●●o

Key

- ooo = Not Appropriate
- oo = Somewhat Appropriate
- o = Appropriate
- = Most Appropriate

Current Zoning Approach

▶ Conventional, use-based

Context-sensitivity via overlays ◀

▶ Autocentric

Redundancy in district purposes ◀

▶ Limits housing variety

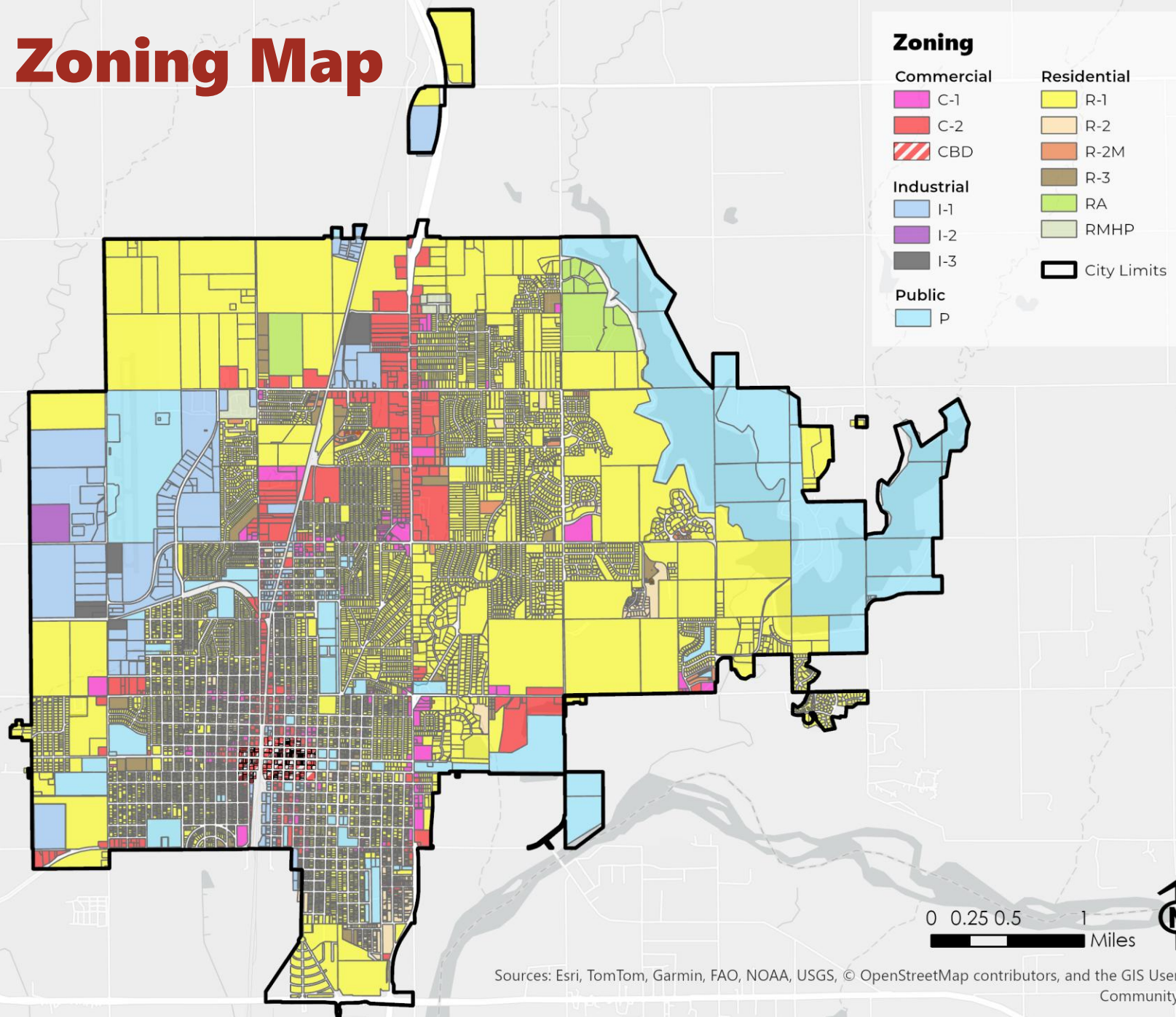
Inflexibility for historic structures ◀

Current Zoning Districts

Zoning Analysis					
Zoning Category	Zoning District	District Total (Acreage)*	District Total (# of Parcels)	Zoning Category Total (Acreage)	Zoning Category Total (# of Parcels)
Agricultural	A	0	0	192	11
	RA	192	11		
Residential	R-1	5,923	9,368	6,386	10,676
	R-2	220	866		
	R-2M	48	116		
	R-3	159	320		
	RMHP	36	6		
	RMHS	0	0		
Commercial	C-1	190	284	885	1,076
	C-2	648	554		
	CBD	47	238		
Industrial	IP	0	0	975	207
	I-1	882	199		
	I-2	41	1		
	I-3	52	7		
Unclassified	P	2,063	142	2,068	143
	PUD	5	1		
Overlay***	HMC	53	125	75	193
	HP	22	68		
	AZ**	0	0		
Total	20	10,581	12,113	10,581	12,113

*Rounded to the nearest whole number **Unmapped ***Overlays not counted toward totals

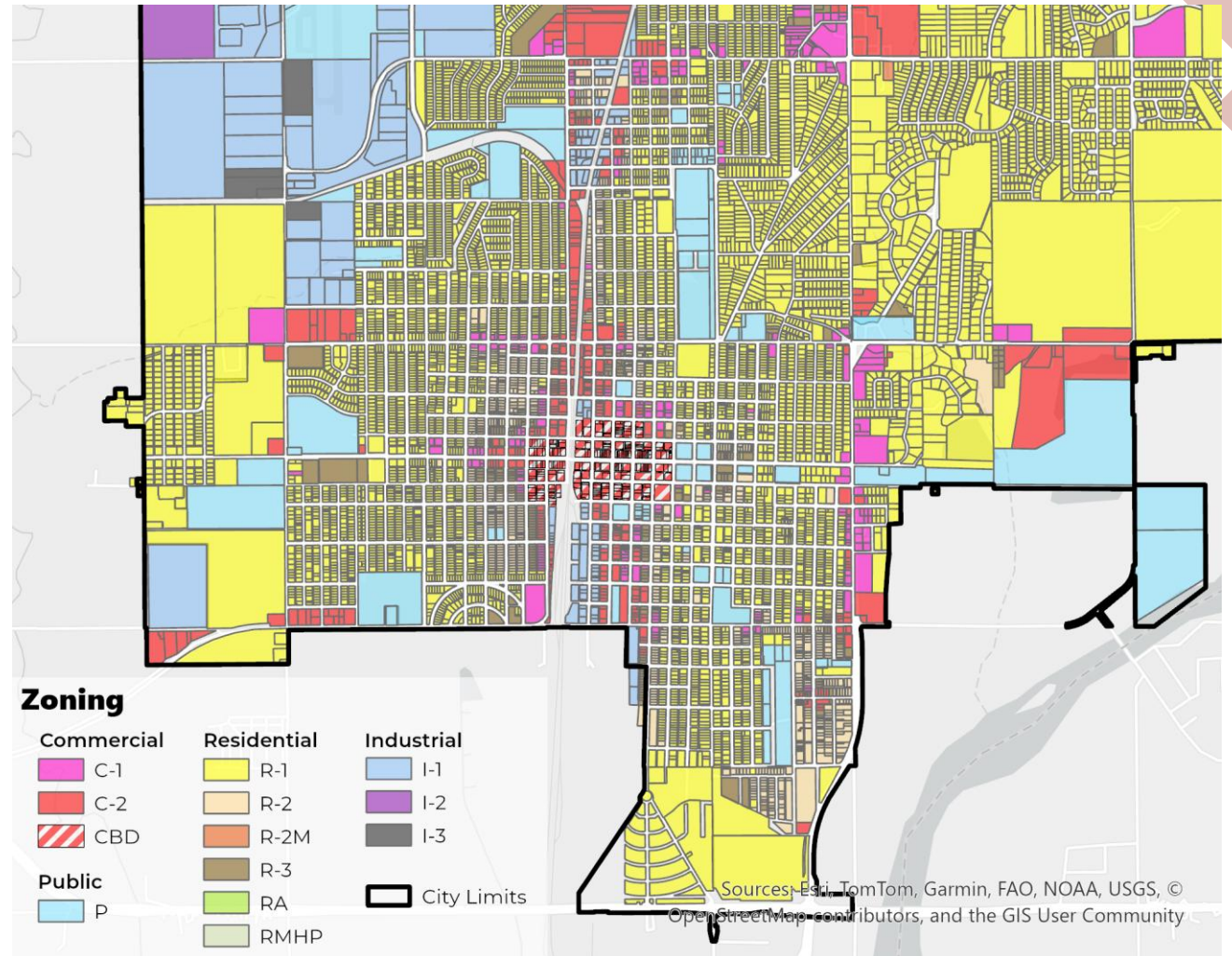
Current Zoning Map



Downtown

Brainstorming Questions

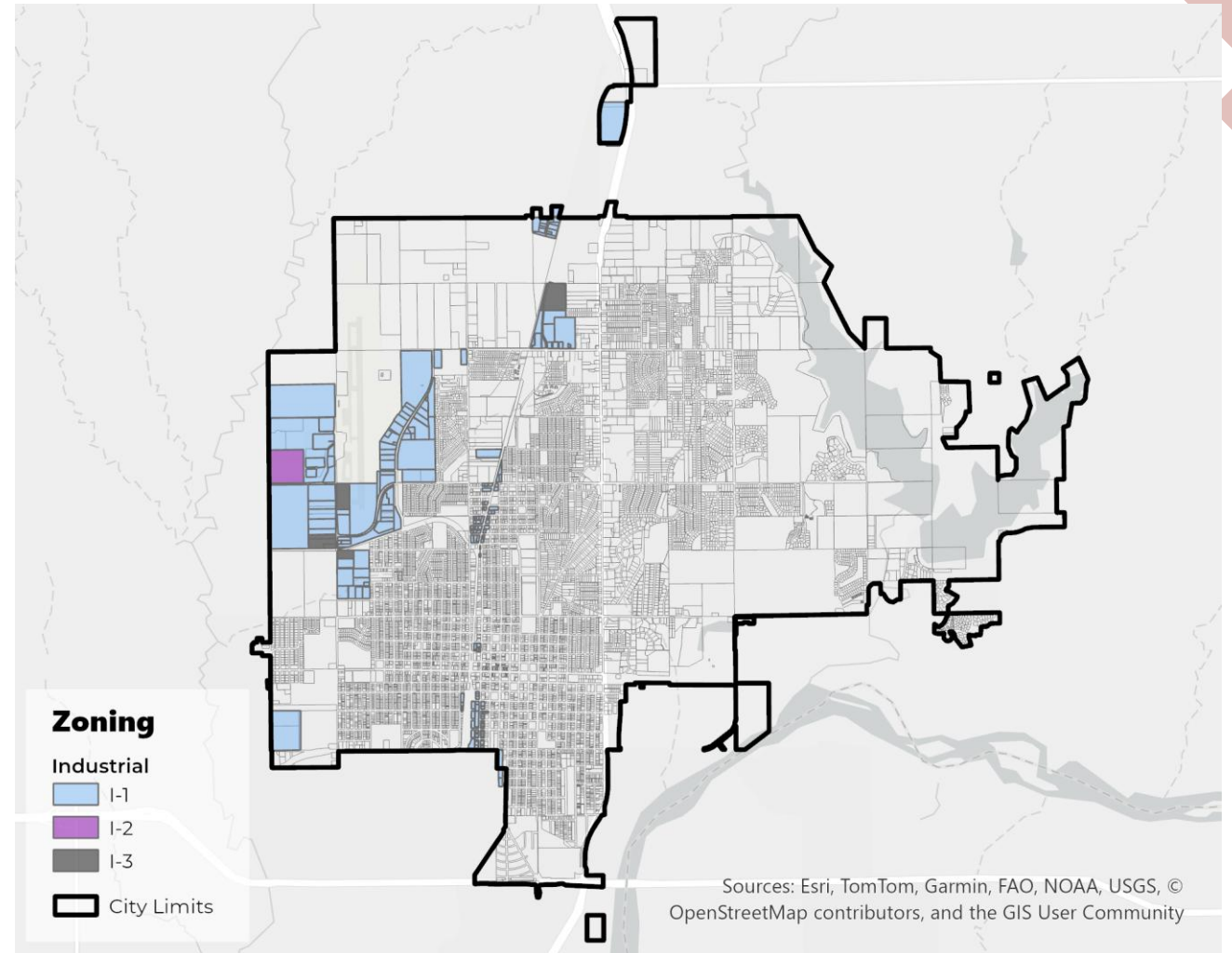
- What should our boundaries be?
- What types of design elements do we want to regulate?
- What types of buildings/developments do we want to see?
- How tall do we want to go?
- What kinds of building materials do we need to encourage or prevent?



Industry Centers

Brainstorming Questions

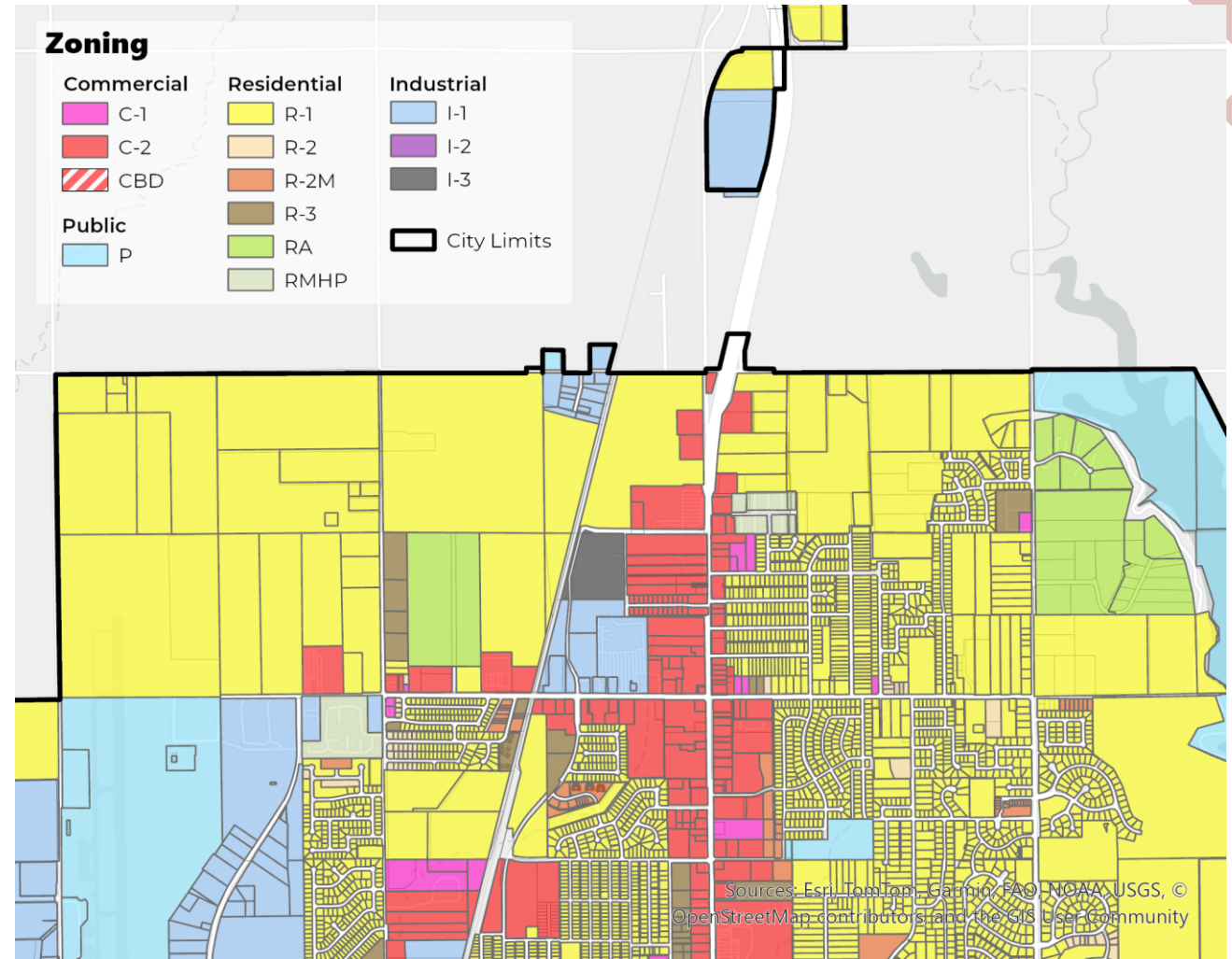
- What types of design elements do we want to regulate?
- What types of buildings/developments do we want to see?
- What infrastructure should be required for development?



Possible Development

Brainstorming Questions

- What infrastructure should be required for development?
- What types of design elements do we want to regulate?
- What types of buildings/developments do we want to see?



Proposed Zoning Framework

Each zoning district has its own:

- Purpose statement and description that aligns with the Comprehensive Plan
- Internal cross-references to the Use Table and other applicable development standards
- Dimensional standards table
- Associated permissible building types
- Special regulations provided as necessary

Zoning Category	Proposed District	Proposed District Nomenclature
Residential	Rural Residential	RR
	Middle-Density Residential	RM
	High-Density Residential	RH
	Tiny and Manufactured Homes	RT
Mixed-Use	Mixed-Use	MU
	Downtown	DT
Commercial	Local Commercial	CL
	Regional Commercial	CR
Industrial	Flex Industrial	IF
	Manufacturing Industrial	IM
Unclassified	Planned Unit Development	PUD
Overlay	Historic District	HP
	Airport Height	AH

Rural Residential (RR)

- Accommodates continued use of large-lot, low-intensity residential options
- Possible Typical Buildings:
 - Large-Lot Single-Family Homes
 - Subdivision-Lot Single-Family Homes
 - Cluster Subdivisions
 - ADUs
 - Sheds, Barns, Garages, etc.

Middle-Density Residential (RM)

- Provides for traditional neighborhood design with supporting amenities such as parks, open space, and neighborhood services.
- Possible Typical Buildings:
 - Small-Lot Single-Family Homes
 - ADUs
 - Townhomes/Rowhouses
 - Duplexes
 - Triplexes
 - Quadplexes
 - Mixed-Use, Neighborhood Scale

High-Density Residential (RH)

- Provides for higher-density projects and supporting amenities.
- Possible Typical Buildings:
 - Quadplexes
 - Small-scale Apartment Buildings (5-12 homes)
 - Garden Style and Urban Apartment Buildings (12+ homes)
 - Civic/Recreation
 - Mixed-Use, Neighborhood Scale
 - Mixed-Use, Community Scale
 - Neighborhood Office

Tiny and Manufactured Home Residential (RT)

- Accommodates housing types typically seen in localized groups
- One larger lot is divided into smaller, park-style lots
- Possible Typical Buildings:
 - Tiny Homes
 - Manufactured Homes

Mixed-Use (MU)

- Provides for a pedestrian-scaled, harmonious mix of residential and nonresidential uses near downtown and commercial developments
- Very similar to RH but focuses more on pedestrian pattern.
- Possible Typical Buildings:
 - Townhouse/Rowhouse
 - Small-scale Apartment Buildings (5-12 homes)
 - Small-Lot Single-Family Homes
 - Live-Work
 - Mixed-Use, Neighborhood Scale
 - Mixed-Use, Community Scale
 - Neighborhood Shopping Center
 - Civic/Recreation

Downtown (DT)

- Intends to require and allow pedestrian-oriented, mixed-use, urban infill redevelopment, providing shopping, employment, housing, and business and personal services
- Possible Typical Buildings:
 - Live-Work
 - Mixed-Use, Neighborhood Scale
 - Mixed-Use, Commercial Scale
 - Neighborhood Shopping Center
 - Civic/Recreation

Local Commercial (CL)

- Provides a range of non-residential uses that support nearby residential uses.
- Possible Typical Buildings:
 - Neighborhood Shopping Center
 - Neighborhood Office and Commercial
 - Mixed-Use, Community Scale
 - Civic/Recreation

Regional Commercial (CR)

- Provides for shopping and commercial activities that offer a full range of consumer retail opportunities, employment services, and tourist attractions on a regional scale.
- Possible Typical Buildings:
 - Regional Office and Commercial
 - Regional Shopping Center
 - Mixed-Use, Regional Scale

Flex Industrial (IF)

- Intends to require and allow pedestrian-oriented, mixed-use, urban infill redevelopment, providing shopping, employment, housing, and business and personal services
- Possible Typical Buildings:
 - Light Industrial Flex Space
 - Regional Office

Manufacturing Industrial (IM)

- Intends to require and allow pedestrian-oriented, mixed-use, urban infill redevelopment, providing shopping, employment, housing, and business and personal services
- Possible Typical Buildings:
 - Light Industrial Flex Space
 - Heavy Industrial

Proposed Zoning District Equivalency

Zoning Category	Proposed District	Proposed District Nomenclature	Existing Zoning Equivalents
Residential	Rural Residential	RR	A
			RA
			R-1
	Middle-Density Residential	RM	R-1
			R-2
			R-2M
	High-Density Residential	RH	R-3
	Tiny and Manufactured Homes	RT	RMHP
			RMHS
Mixed-Use	Mixed-Use	MU	-
	Downtown	DT	CBD
Commercial	Local Commercial	CL	C-1
	Regional Commercial	CR	C-2
	-	-	CBD
Industrial	Flex Industrial	IF	IP
			I-1
	Manufacturing Industrial	IM	I-2
			I-3
Unclassified	-	-	P
	Planned Unit Development	PUD	PUD
Overlay	-	-	HMC
	Historic District	HP	HP
	Airport Height	AH	AZ

Zoning Districts in the Code

c) Urban Character Area

The Urban Character Area describes areas including traditional downtowns and medium- to high-density center-city neighborhoods. Urban places blend a wide variety of land uses within individual districts, development sites, and buildings to promote compact development and walkable environments. These areas prioritize pedestrians, bicyclists, and other multi-modal users.

Figure 3-2-5. Urban Character Area Example Illustrations



Highest-intensity neighborhoods with primarily residential development

Highest-intensity neighborhoods with compatible-scale neighborhood services

Highest-intensity neighborhoods with a mix of residential and nonresidential development

Figure 3-2-6. Urban Character Area Standards

Streetscape	
Street Cross-Section	See Sec. 5-2.C. Street Design Criteria
Streetlights	See Sec. 5-2.I. Streetlighting
Sidewalks & Trails	See Sec. 5-2.M. Sidewalks and Multi-Use Paths
Street Trees	See Sec. 5-7.D. Required Landscaping
Connectivity	See Sec. 5-2.E.S. Block Length
Site Design	
Parking Treatment	See Sec. 5-2.N.6. General Standards for Off-Street Vehicular Parking and Loading Areas Character Area-Specific Standard: No off-street parking may be located between the front facade and the public right-of-way.
Transition Treatment	See Sec. 5-8. Fencing, Screening, and Buffering

Chapter 3. Zoning Regulations

Sec. 3-2. Zoning Districts

b) NH-2, Neighborhood 2 District

The NH-2 District includes a harmonious mix of well-integrated and compatible land uses that seamlessly blend together. Conveniently located neighborhood services support a vibrant living experience, with both vertical and horizontal mixed use development. This district is designed to enable people to live, work, and play in a cohesive environment.

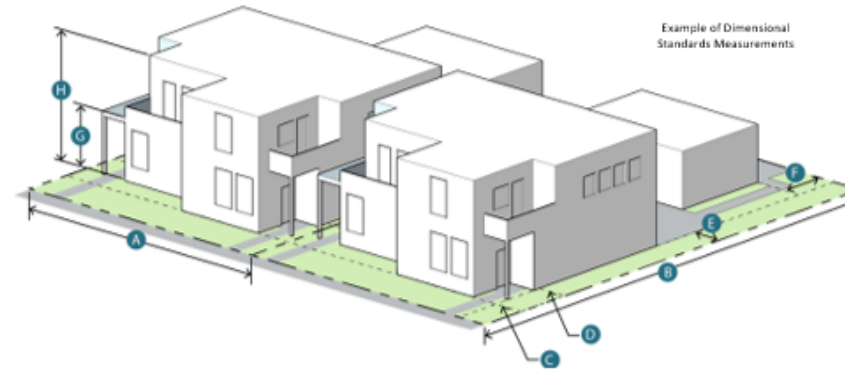


Figure 3-2-8. NH-2 Density, Dimensions, and Primary Building Design Standards

	NH-2-Rural	NH-2-Suburban	NH-2-Urban
DENSITY			
Residential Density (Max.) ¹	8 DUA	24 DUA	40 DUA
DIMENSIONS			
A Lot Width (Min.)	60'	35'	20'
B Lot Depth (Min.)	100'	60'	50'
C Front Setback (Min.)			
Arterials/Collectors	25'	20'	15'
Locals	20'	15'	12'
D Front Build-To Line ²	N/A	N/A	
Arterials/Collectors			30'
Locals			20'
E Side Setback (Min.)	15'	5'	0'
F Rear Setback (Min.)	25'	15'	10'
G Ground Floor Height (Min.)	N/A	N/A	12' min. for buildings with 1-2 stories; 16' min for buildings with 3+ stories
H Building Height (Max.)	40'	50'	70'
Accessory Structures	See Sec. 3-4.B.2. Accessory Structures.		

Use Table

- The Use Table lists the uses permitted within all zoning districts.
- Land uses are allowed in each zoning district by-right, as a limited use, or via a specific use permit
- Limited uses are considered permissible by-right through administrative review, but are accompanied by additional standards unique to that use
- Uses requiring a specific use permit must be approved through a discretionary review process, including public hearings.

Text		
<i>Symbol</i>	<i>Meaning</i>	<i>Description</i>
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.
C	Conditional Use Permit	An “ C ” in a zoning district column indicates that a use may only be permitted upon approval of a Conditional Use Permit.
	Not Allowed	A blank cell in a zoning district column indicates that a use is not permitted as a primary use or limited use in the zoning district.

Building Types



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

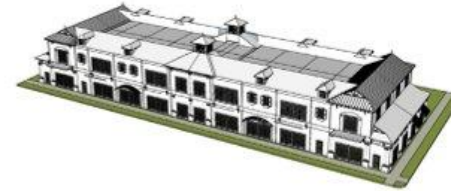
Building Types



Mixed-Use, Neighborhood Scale



Mixed-Use, Community Scale



Mixed-Use, Regional Scale



Neighborhood Office and Commercial



Regional Office and Commercial



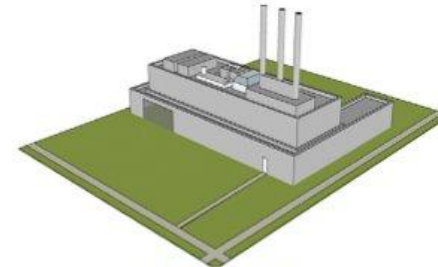
Neighborhood Shopping Center



Regional Shopping Center



Light Industrial/Flex Space



Heavy Industrial



Civic/Recreation

Building Types

- Establishes the standards applicable to the development of each building type.
- These standards intend to ensure that development reinforces the appropriate character and scale within the City's context areas
- The matrix is separated by residential, mixed-use and non-residential uses

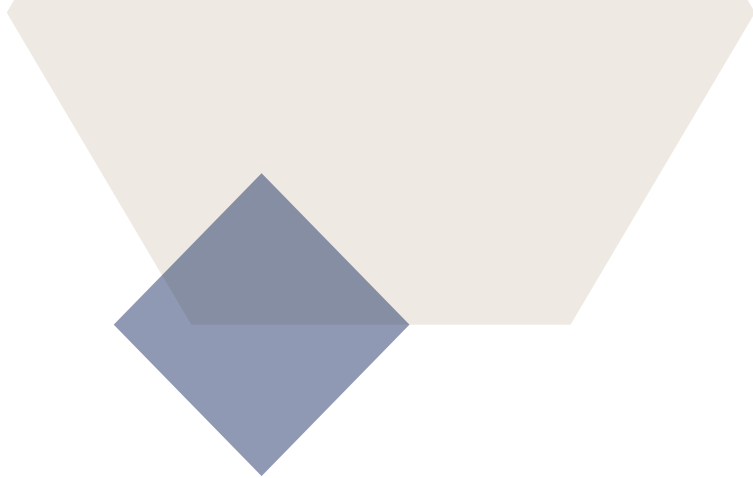
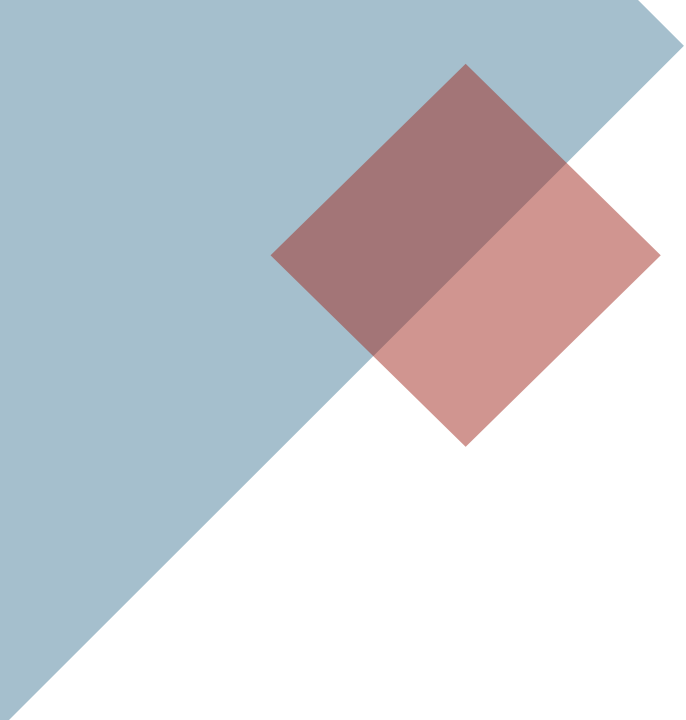
Building Type Matrix																	
Key	✓ = allowed																
Context Area →	R		S					U						C			
District →	AG	MU	RE	MU	LC	RC	FI	DT			TS			IS	BW	RT	CN
								A	B	C	1	2	3				
Residential																	
Rural Single-Family Residence	✓	✓															
Suburban Single-Family Residence	✓	✓	✓	✓													
Urban Single-Family Residence			✓	✓						✓		✓	✓				
Cottage Court		✓	✓	✓						✓		✓	✓				
Townhome			✓	✓						✓		✓	✓				
Duplex			✓	✓						✓		✓	✓				
Plex Residence				✓						✓	✓	✓		✓	✓	✓	✓
Apartment				✓	✓				✓	✓		✓		✓	✓	✓	✓
Modern Apartment				✓	✓				✓	✓	✓			✓	✓		✓
College House																	
Accessory Dwelling Unit	✓	✓	✓	✓						✓		✓	✓	✓	✓	✓	✓

Gut Check!

Does this feel like the right direction?

Are there any adjustments that would improve this approach?





Next Steps

Where We're Headed

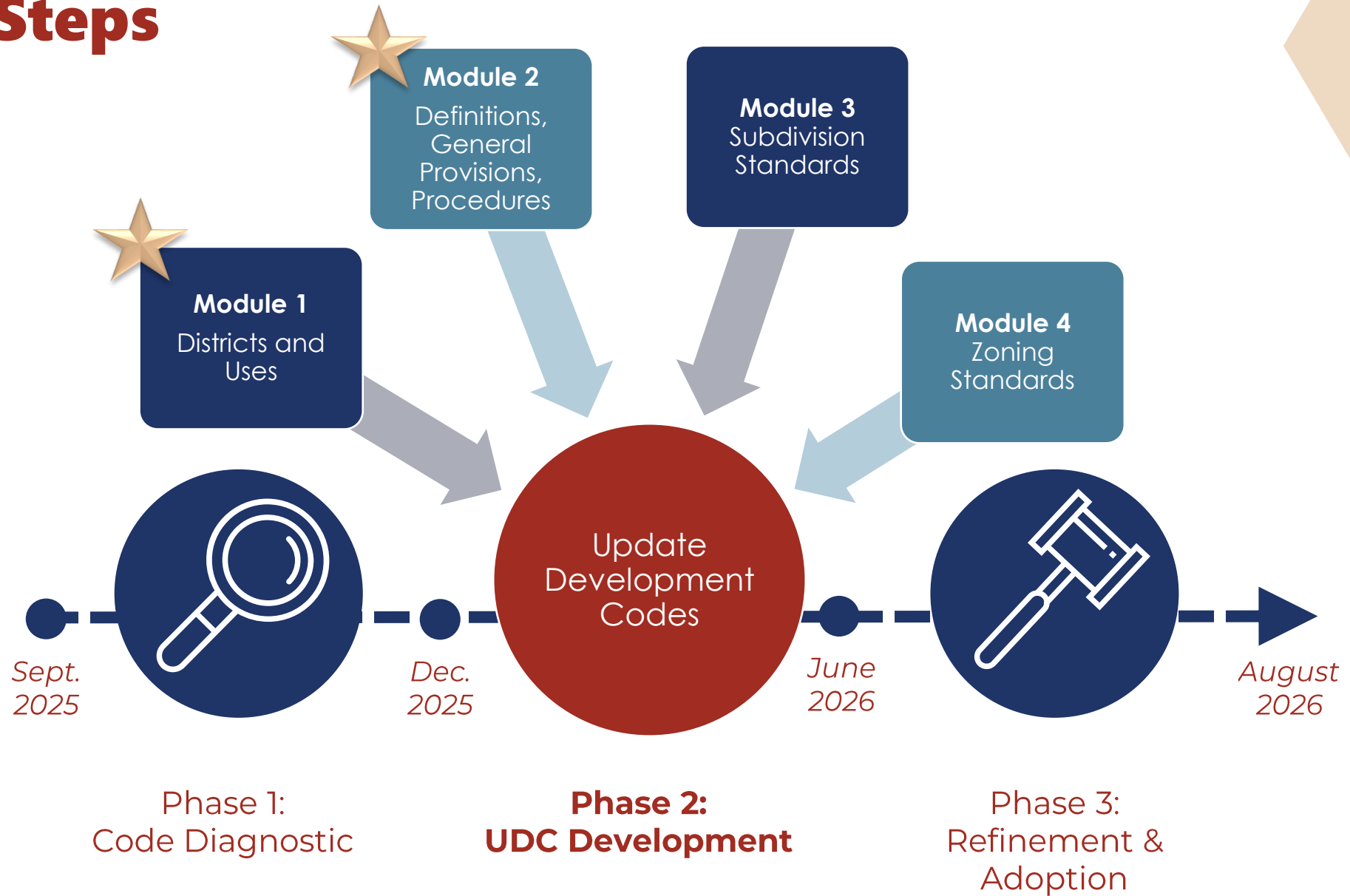
Create well-crafted purpose statements reflective of the Comp Plan

Establish Building Typologies that correspond with each District

Provide a Zoning Equivalency Table or establish Legacy Districts

Begin creating dimensional standards for each District

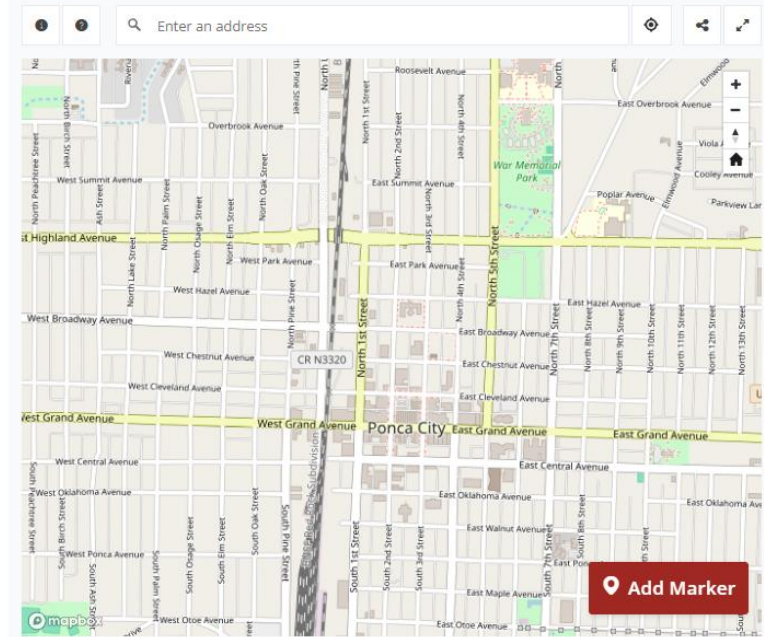
Next Steps

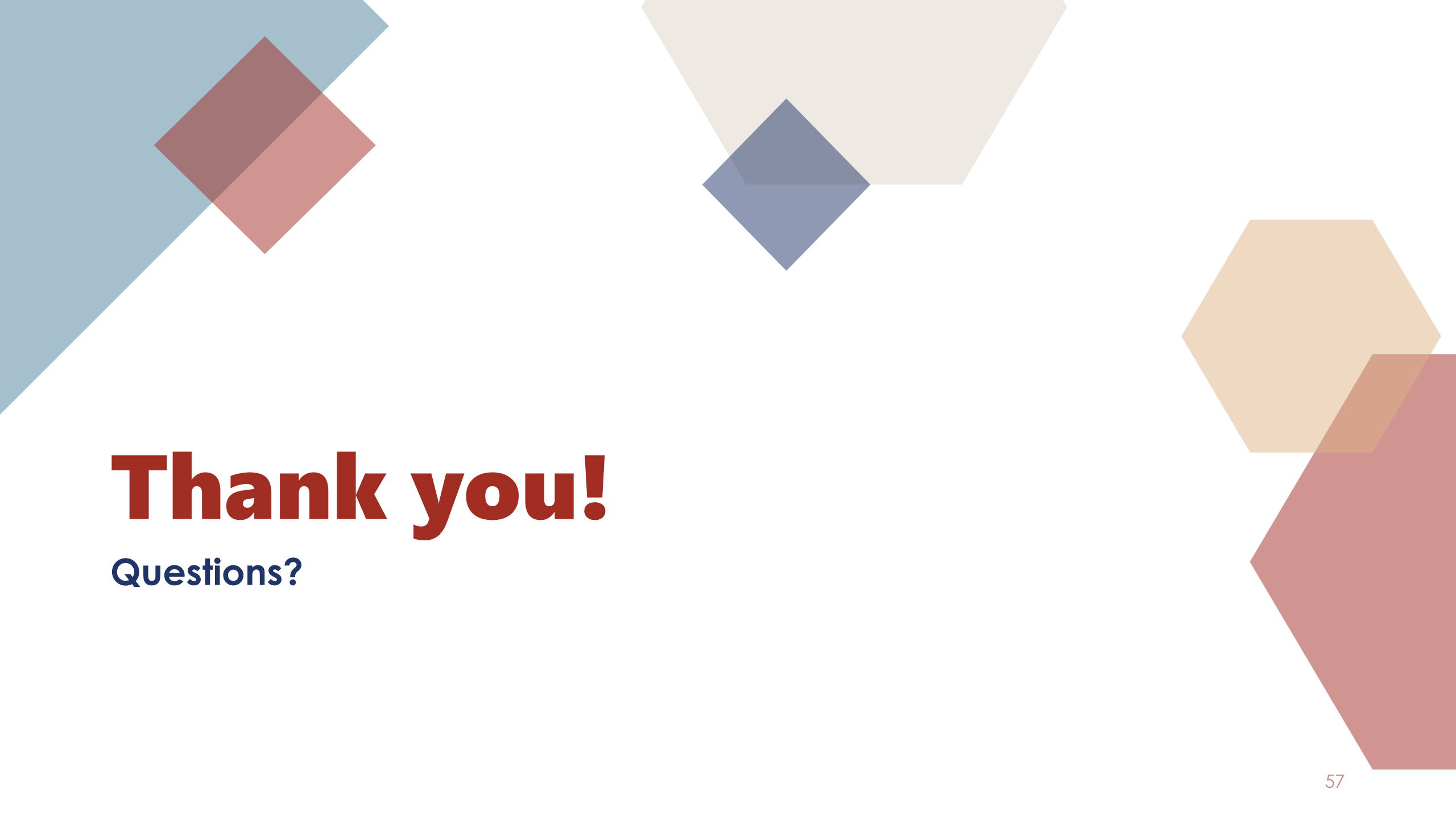




Open

0 contributions so far





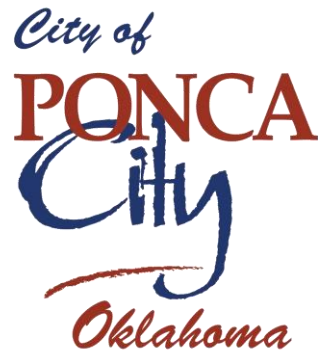
Thank you!

Questions?

Contact Information

City Staff

Chris Henderson, CFM
Development Services Director
City of Ponca City
580-767-0383
Hendecd@poncacityok.gov



Consultant Team

Dawn Thomas, AICP
Project Manager
Freese and Nichols, Inc.
539-202-1818
Dawn.Thomas@freese.com

