

Development Rules and Regulations of

THE COMPREHENSIVE PLAN

for

Beckham County
2015
Oklahoma

Part I

ZONING ORDINANCE

Part II

SUBDIVISION REGULATIONS

RESOLUTION NO. 07-44
BECKHAM COUNTY, OKLAHOMA

BE IT RESOLVED by the Board of Beckham County Commissioners that, in accordance with the authority granted under 19A O.S. 2001, §. 865.51 et, seq., the Beckham County Development Rules and Regulations attached hereto are adopted.

BE IT FURTHER RESOLVED by the Board of County Commissioners that, for the immediate preservation of the public peace, health and safety within Beckham County, Oklahoma, an emergency is hereby declared to exist and, accordingly, the rules and regulations are in full force and effect as of this date.

Date this 30th day of April, 2007.

Carl Simon
CHAIRMAN, Board of Commissioners

Gary Mayfield
MEMBER

[Signature]
MEMBER

[SEAL]

ATTEST:

Dwight Pope
COUNTY CLERK



**DEVELOPMENT RULES AND REGULATIONS
OF
THE COMPREHENSIVE PLAN
FOR
BECKHAM COUNTY, OKLAHOMA**

**2007
Last Revision September, 2015**

**Part I
ZONING ORDINANCE**

**Part II
SUBDIVISION REGULATIONS**

**Prepared for
Beckham County, Oklahoma**

**By
South Western Oklahoma Development Authority
P.O. Box 569, Building 420, Sooner Drive
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**DEVELOPMENT RULES AND REGULATIONS
FOR THE ENFORCEMENT OF
BECKHAM COUNTY, OKLAHOMA, COMPREHENSIVE PLAN**

**PART I
ZONING REGULATION**

**ARTICLE I
PLANNING COMMISSION**

Section 1-1. Planning Commission: Created.

On January 28, 1992, the Board of Beckham County Commissioners pursuant to a majority vote of the people of Beckham County on October 15, 1991 created Beckham County Planning Commission to plan for the physical development of the unincorporated areas within the County.

Section 1-2. Planning Commission: Membership.

1. The commission shall consist of three (3) members appointed by the board of county commissioners, and the chairman of the board of county commissioners, or a member of the board of county commissioners; and one member appointed by the mayor of each incorporated city having a population of one thousand or more according to the last federal census. Members appointed by the board shall serve a term of four (4) years, except that the respective terms of the first three appointed shall be for terms of four (4) years. All members of the commission shall serve as such without compensation. Each appointed member shall be a resident of the area included within the jurisdiction of the commission for a period of three (3) years or more immediately preceding appointment and shall hold no other municipal or county office. Vacancies occurring otherwise than through the expiration of term shall be filled for the unexpired term.
2. A member of such commission, once qualified, can thereafter be removed during his term of office only for cause and after a hearing held before the governing body by which he was appointed.

Section 1-3. Planning Commission: Quorum.

A quorum shall consist of three (3) members of the Planning Commission.

Section 1-4. Planning Commission: Organization and By-Laws.

The members of the Planning Commission shall elect a chairman, vice-chairman, and secretary/treasurer at the first regular meeting of each calendar year. Officers of the Planning Commission shall serve a term of one (1) year, unless re-elected or until a successor is elected.

Section 1-5. Planning Commission: Powers and Duties.

1. The Planning Commission shall prepare, adopt, and from time to time revise, amend, extend, or add to Beckham County Comprehensive Plan, and the County Development Rules and Regulations. The Planning Commission shall adopt rules and regulations governing plats and subdivisions, building lines and setbacks, zoning, and building, housing, and construction codes. The Planning Commission shall investigate and report to the Board of Beckham County commissioners within sixty (60) days in any subject matter relating to projects that fall within the duties of the Planning Commission. The Planning Commission shall conduct public hearings related to any updates, revisions, and matters of development, and any compulsory termination of a nonconforming use.
2. The Planning Commission may contract for, receive, and utilize any grants or other financial assistance from the federal or state government or from any other source, public or private, in furtherance of its functions and may incur necessary expenses in obtaining said grants and/or financial assistance within the limits of its appropriates. The Planning Commission may receive funds appropriated by the county and the cities and towns. The Planning Commission may appoint such employees as it may require within the limits of its appropriation and may incur necessary expenses, subject to approval by the governing legislative bodies (i.e. board of county commissioners, city council, and/or town board).
3. The Planning Commission may, to the extent authorized by law or regulation of any city or town within the county, act as the Planning Commission or lend planning assistance to such city or town.

Section 1-6. Planning Commission: Enforcement, Fees.

Application for changing land use classifications from one district to another shall pay a fee to be determined by motion or resolution of the Board of Beckham County Commissioners and, if required, the city council and town board(s), provided that a minimum fee of one hundred dollars (\$100.00) shall be required to defray publication and other administrative costs

ARTICLE II

BOARD OF ADJUSTMENT

Section 2-1. County Board of Adjustment: Creation, Membership and Meetings.

1. The board of county commissioners shall appoint a county Board of Adjustment composed of five (5) members, residents of the county, for terms of three (3) years, except that when the first appointment is made hereunder, the terms of office of two of said members shall be two (2) years, and the term of office of one of said members shall be three (3) years. A member of such commission, once qualified, can thereafter be removed during his term of office only for cause and after a hearing held before the governing body by which he was appointed. In the event of the death, resignation or removal of any such member before the expiration of his term, a successor shall be appointed by the board of county commissioners

to serve his unexpired term. All members of the county board of adjustment shall serve as such without compensation.

2. The county board of adjustment shall elect its own chairman and shall adopt rules or procedures consistent with the provisions of this act. The chairman, or, in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses. Four (4) members of the county board of adjustment shall constitute a quorum. All meetings of the county board of adjustment shall be open to the public and a public record shall be kept of all proceedings.
3. The county board of adjustment may, with the approval of the board of county commissioners, appoint such employees as may be necessary and may incur necessary expenses, within the limits of the appropriations authorized by the board of county commissioners.
4. For each petition and for each request for a public hearing, the county board of adjustment shall collect a fee the amount thereof to be fixed by the board of county commissioners which such fees shall be deposited with the county treasurer as required by law, and credited to the general fund of the county, and report thereof made to the board of county commissioners each month. Publication notices and transcripts on appeal shall be paid for by parties requiring or requesting the same.

Section 2-2. County Board of Adjustment: Powers.

1. The board of adjustment shall have the following powers:
 - a. To hear and decide appeals when it is alleged that there is an error in any order, requirement, decision or determination made by the county inspecting officer in the enforcement of county rules and regulations.
 - b. To hear and decide request for map interpretations or for decisions on special exceptions to the terms of the rules and regulations upon which such board is required to pass (see Section 2-4 of this Article).
 - c. To authorize upon appeal in specific cases such variances from the terms of the rules and regulations as will not be contrary to public interest, where owing to a special condition or conditions, a literal enforcement of the provisions of such regulations will result unnecessary hardship, and so that the spirit of said rules and regulations shall be observed and substantial justice done (see Section 2-5 of this Article).
2. In exercising the above mentioned powers, such board may, in uniformity with the provisions of this act, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the officers or board, from whom the appeal is taken.

3. Exceptions and/or variances may be allowed by the board of adjustment only after notice and hearings as provided in Section 2-6 of this Article. The record of the meeting at which the variance or special exception was granted shall show that each element of a variance or special exception was established at the public hearing on the question, otherwise said variance or special exception shall be voidable on appeal to the district court.

Section 2-3. Board of Adjustment: Extent of Relief.

1. When exercising the powers provided for in Section 2-2 of this Article, the board of adjustment, in conformity with the provision of the regulation, may reverse or affirm, in whole or in part, or modify the order, requirement, decision, or determination from which appealed and may make such order, requirement, decision, or determination as ought to be made.
2. The concurring vote of at least four members of the board of adjustment shall be necessary to reverse any order, requirement, decision, or determination being appealed from, or to decide in favor of the applicant, or to decide any matter which may properly come before it pursuant to the rules and regulation and Section 2-2 of this Article.

Section 2-4. Board of Adjustment: Special Exceptions.

The board of adjustment is authorized to make special exceptions to specific uses allowed within each zoning category according to the rules and regulations in appropriate cases and subject conditions and safeguards in harmony with its general purpose and intent and only in accordance with general or specific provisions contained in the rules and regulations.

Section 2-5. Board of Adjustment: Variances.

A variance from the terms, standards and criteria that pertain to an allowed use category within a zoning district as authorized by the rules and regulations may be granted, in whole, in part, or upon reasonable conditions as provided in this article, only upon a finding by the board of adjustment that:

1. The application of the regulation to the particular piece of property would create an unnecessary hardship;
2. Such conditions are peculiar to the particular piece of property involved;
3. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the regulation or the comprehensive plan; and
4. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Section 2-6. Board of Adjustment: Notice and Hearings — Contents of Notice — Minor Variances or Exceptions.

1. Application for request of variances or special exceptions shall be filed with

the County Clerk's office by paying an application fee. The amount of application shall be set by resolution by the Board of county commissioners but not less than one hundred (\$100.00) dollars or amount to cover expense of notifications

2. Notice of public hearings before the board of adjustment shall be given by publication in all newspapers of general circulation published in the county where the parcel of property is located and by mailing written notice by the applicant to all owners of property within a ½ mile radius of the exterior boundary of the subject property. A copy of the published notice shall be given by publication in the newspaper of general circulation published closest to the affected area in the application however, the notice by publications and written notice shall be published and mailed at least ten (10) days prior to the hearing. The applicant shall submit proof of publication and evidence of the mailing of written notice to the county clerk's office.
3. The notice whether by publication or mail, of a public hearing before the board of adjustment shall contain:
 - a. Legal description of the property and the street address or approximate location in the county;
 - b. Present zoning classification of the property and the nature of the appeal, variance or exception requested; and
 - c. Date, time and place of the hearing.
4. On hearings involving minor variances or exceptions, notice shall be given by the clerk of the board of adjustment by mailing written notice to all owners of property adjacent to the subject property. The notice shall be mailed at least ten (10) days prior to the hearing and shall contain the facts listed in subsection 2 of this section. The board of adjustment shall set forth in a statement of policy what constitutes minor variances or exceptions, subject to approval or amendment by the Board of County Commissioners.

Section 2-7. Board of Adjustment: Procedure for Appeals To.

The following procedure shall be followed for appeals from any action or decision of an administrative officer acting pursuant to any rules and regulations to the board of adjustment in the following manner:

1. Appeals from the action of any administrative officer to the board of adjustment may be taken by any person aggrieved or by an officer, department, board or bureau of the county affected by any decision of the administrative officer.
2. An appeal shall be taken within three (3) working days by filing with the officer from whom the appeal is taken and by filing with the board of adjustment a notice of appeal specifying the grounds therefore. The officer from whom the appeal is taken shall forthwith transmit to the board of

adjustment certified copies of all the papers constituting the record of the matter, together with a copy of the ruling order from which the appeal is taken;

3. An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the board of adjustment after the notice of appeal has been filed with him that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property. In such case the proceedings shall not be stayed otherwise than by a restraining order which may be granted by the board of adjustment or by a court of record on application or notice to the officer from whom the appeal is taken and on due cause shown: and
4. The board of adjustment shall hear said appeal within fifteen (15) working days from the date that the applicant had completed all the requirements of notice and publications, and decide the same within a reasonable time. Upon the hearing any party may appear in person or by agent or by attorney.

Section 2-8. Board of Adjustment: Appeals From.

1. An appeal from any action, decision, ruling judgment or order of the board of adjustment may be taken by any person or persons, jointly or severally aggrieved, or any taxpayer or any officer, department, board or bureau of the county to the district court of Beckham County.
2. The appeal shall be taken by filing with the county clerk and with the clerk of the board of adjustment, with ten (10) working days a notice of appeal. The notice shall specify the grounds for the appeal. No bond or deposit for costs shall be required for such appeal.
3. Upon filing the notice of appeal, the board of adjustment shall forthwith transmit to the court clerk the original or certified copies of all papers constituting the record in the case, together with the order, decision or ruling of the board of adjustment.
4. The appeal shall be heard and tried de novo in the district court. All issues in any proceedings under this section shall have preference over all other civil actions and proceedings.
5. An appeal to the district court from the board of adjustment stays all proceedings in furtherance of the action appealed from, unless the chairman of the board, from which the appeal is taken, certifies to the court clerk, after the notice of appeal has been filed, that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property. In such case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the district court upon application or notice to the administrative officer in charge of the enforcement of the terms and provisions of the regulation, and upon notice to the chairman of the board from which the appeal is taken, and upon due cause being shown.

6. The district court may reverse or affirm, wholly or partly, or modify the decision brought up for review. Costs shall not be allowed against the board of adjustment unless it shall appear to the district court that the board of adjustment acted with gross negligence or in bad faith or with malice in making the decision appealed from. An appeal shall lie from the action of the district court as in all other civil actions.

Section 2-9. Board of Adjustment: Penalty.

Any person, firm or corporation, who shall violate, disobey, omit, neglect or refuse to comply with, or who resists the enforcement of any of the provisions of this Article, shall be guilty of a misdemeanor and shall be punishable by fine or by imprisonment or both, as now provided by law for misdemeanors. Each day that a violation is continued to exist shall constitute a separate offense

ARTICLE III

**CITATION, PURPOSE, NATURE AND APPLICATION
OF RULES AND REGULATIONS**

Section 3-1. Citation.

This article, under the authority granted by the Legislature of the State of Oklahoma in Title 19A, Sections 865.51 through 865.69 of the Oklahoma Statutes, 2001, as amended, shall be known as the "Development Rules and Regulations of Beckham County, Oklahoma", and may be cited as such.

Section 3-2. Purpose.

The regulations contained herein are necessary to encourage the most appropriate uses of land; to maintain and stabilize the value of property; to reduce fire hazards and improve public safety and safeguard the public health; to decrease traffic congestions and its accompanying hazards; to prevent undue concentration of population; and to create a stable pattern of land uses upon which to plan for transportation, water supply, sewage, schools, parks, public utilities, and other facilities. In interpreting and applying the provisions of the article, the regulations shall be held to be necessary for the promotion of the public health, safety comfort, convenience and general welfare.

Section 3-3. Nature and Application.

1. This article classifies and regulates the use of land, buildings and structures within the unincorporated areas of Beckham County, Oklahoma. The regulations contained herein are necessary to promote the health, safety, convenience and welfare of the inhabitants by dividing the county into districts and regulating therein the use of the land and the use and size of buildings as to height and number of stories, the coverage of the land by buildings, the size of yards and open spaces, the location of buildings, and the density of population.
2. Except as herein otherwise provided, no land shall be used and no building,

structure, or improvement shall be made, erected, constructed, moved, altered, enlarged or rebuilt which is designed, arranged or intended to be used or maintained for any purpose or in any manner except in conformity with the regulations contained herein.

ARTICLE IV

DEFINITIONS

Section 4-1. Interpretation of Words and Terms.

For the purpose of these regulations, certain terms and words shall be used and interpreted as defined hereinafter. Words used in the present tense shall include the future tense; words in the singular number include the plural and words in the plural number include the singular, except where the natural construction of the writing indicates otherwise. The word "shall" is mandatory and directive.

1. **ACCESSORY BUILDING:** A subordinate building or a portion of the main building located on the same lot as the main building, the use of which is incidental to that of the dominant use of the building or premises.
2. **ACCESSORY USE:** A use customarily incidental, appropriate and subordinate to the principal use of land or building and located on the same lot therewithin.
3. **ADVERTISING SIGN OR STRUCTURE:** Any cloth, card, paper, metal, glass, wooden, plastic, stone or other sign, device or structure of any character whatsoever, including a statuary placed for outdoor advertising purposed on the ground or any tree, wall, bush, rock, post, fence, building or structure. The term "placed" shall include erecting, construction, posting, painting, tacking, nailing, gluing, sticking, carving or otherwise fastening, affixing or making visible in any manner whatsoever. The area of an advertising structure shall be determined as the area of the largest cross-section of such structure. Neither directional, warning nor other signs posted by public officials in the course of their duties nor merchandise or materials being offered for sale shall be construed as advertising signs for the purpose of these Rules and Regulations. Conforming signs or structures are those that comply with the Oklahoma Department of Transportation, Rules and Regulations, December 6, 1976, revised October 2, 1990, and amended thereafter.
4. **BUILDING:** Any structure intended for shelter, housing or enclosure for persons, animals or chattel. When separated by dividing walls without openings, each portion of such structure so separated, shall be deemed a separate building.
5. **BUILDING HEIGHT:** The vertical distance from the average line of the highest and lowest points of the portion of the lot covered by the building to the highest point of coping of a flat roof, or the decline of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

6. BUILDING MAIN: A building in which is conducted the principal use of the, lot on which it is situated. In any residential district, any dwelling shall be deemed to be a main building on the lot on which it is situated.
7. BUILDING SITE: A single parcel of land under one ownership, occupied or intended to be occupied by a building or structure.
8. DISTRICT: Any section or sections of Beckham County for which the regulations covering the use of land and the use, density, and other laws or regulations, and having its principle frontage on a street.
9. DWELLING: Any building or portion thereof, which is designed or used as living quarters for one (1) or more families.
10. GASOLINE SERVICE FOR FILLING STATION: Any area of land, including structures thereon, that is used for the retail sale of gasoline or motor vehicle fuels, and oil products, or other automobile accessories, and incidental services including facilities for lubricating, hand washing and cleaning, or otherwise serving automobiles, but not including painting, major repair or automatic automobile washing or the sale of butane or propane fuels.
11. KENNEL: A commercial establishment for the purpose of breeding and selling dogs.
12. LOT: Any plot of land occupied or intended to be occupied by one main building, or a group of main buildings, and accessory buildings and uses, including such open spaces as are required by this regulation.
13. HOME OCCUPATION:
Any occupation carried on solely by the inhabitants of a dwelling which is clearly incidental and secondary to the use of the dwelling for dwelling purposes, which is conducted entirely within the main or accessory buildings; provided that no trading in merchandise is carried on and in connections with which there is no display of merchandise or advertising sign other than one non-illuminated nameplate, not more than two square feet in area attached to the main or accessory building, and no mechanical equipment is used except as it customary for purely domestic or household purposes. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard; no equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interferences detectable to the normal senses off the lot, if the occupation is conducted in a single family resident. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises. A tea room or restaurant; rest home or clinic, doctor's or dentist's office, tourist home, or cabinet, metal or auto repair

shop, barber shop or beauty saloon shall not be deemed a home occupation

14. MEDICAL ESTABLISHMENTS:

Any of the following:

- a. Convalescent, Rest, or Nursing Home: A health facility where persons are housed and furnished with meals and continued nursing care for compensation.
- b. Dental Clinic or Medical Clinic: A facility for the examination and treatment of ill and afflicted human out-patients, provided that patients are not kept overnight except under emergency conditions.
- c. Dental Office or Doctor's Office: Same as dental or medical clinic.
- d. Hospitals: An institution providing health services primarily for human inpatients medical or surgical care for the sick or injured and including related facilities such as laboratories, out-patient departments, training facilities, central services facilities, and staff offices which are an integral part of the facilities.
- e. Public Health Center: A facility primarily utilized by a health unit for providing public health services including related facilities such as laboratories, clinics and administrative offices operated in connection therewith.
- f. Sanatorium: An institution providing health facilities for in-patient medical treatment or treatment and recuperation making use of natural therapeutic agents.

15. MANUFACTURED HOME (also as, MOBILE HOME or TRAILER HOME) A transportable, factory-built home, designed to be used as a year-round residential dwelling, and meets the national and state building codes.

16. MANUFACTURED HOME PARK (also MOBILE HOME PARK or TRAILER COURT)
A parcel of land under single ownership that has been planned and improved for the placement of manufactured homes.

17. NONCONFORMING USE: A structure or land lawfully occupied by a use that does not conform to the regulations of the district in which it is situated.

18. STORY: The portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.

19. PARCEL OF LAND: All properties under the same ownership sharing a single boundary.

20. STRUCTURE: Anything constructed or erected, the use of which requires location on the ground or which is attached to something having location on the ground.
21. STRUCTURAL ALTERATIONS: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girders, or any substantial change in the roof or in the exterior walls.

ARTICLE V

ESTABLISHMENT OF DISTRICTS

Section 5-1. Number of Districts.

For the purpose of these Interim Rules and regulations, the following districts are hereby established for Beckham County, Oklahoma.

- * Agricultural District (A)
- * Residential District (R)
- * Commercial District (C)
- * Industrial District (I)
- * Flood Hazard District (F)

Section 5-2. Zoning District Boundaries.

The district boundary lines shown on the Map are usually along roads, highways, property lines or extensions thereof; where uncertainty exists as to the boundaries of districts as shown on the official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerline of streets, highways or alley shall be construed to follow such centerline.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following city limits shall be construed as following city limits.

Section 5-3. Compliance Required.

All land, building, structures or appurtenances thereon located within the unincorporated areas of the County, which are hereafter occupied, used, erected, altered, removed, demolished or converted shall be used, removed, placed or erected in conformance with the regulations prescribed for the District in which such land or building is located, as hereinafter provided.

Section 5-4. Vacation of Public Easements.

Whenever any street, alley or other public easement is vacated, the district classifications of the property to which the vacated portions of land accrue shall become the classification of the vacated land.

ARTICLE VI
SPECIFIC DISTRICT REGULATIONS

Section 6-1. A-1 General Agricultural District.

Section 6-1.1. General Description.

The agricultural activities conducted in this district should not be detrimental to the county general land uses. It is not intended that this district provide a location for a lower standard of residential, commercial or industrial development than is authorized in other districts. The types of uses, required are, and the intensity of use of land permitted in this district is designed to encourage and protect agricultural uses so long as the land therein is devoted primarily to agriculture.

All the areas outside of incorporated municipalities of the county are zoned as A-1 General Agricultural Districts, except where rezoning from Agricultural to other zoning classifications has been approved and recorded.

Section 6-1.2. Uses Permitted.

Property and building in an A-1 General Agricultural District shall be used only for the following purposes:

- a. Detached one-family residence (RV Parks)
- b. Church
- c. Public school or school offering general educational courses the same as ordinarily given in the public schools and having no rooms regularly used for housing or sleeping.
- d. Agriculture crops
- e. The raising of farm animals but not the operation of Commercial feed pens for livestock.
- f. All of the following uses:
 - Country club and golf courses and driving range
 - Home occupation
 - Library
 - Park or playground or public recreation area
 - Plant nursery
- g. Transportation, pipeline and utility easements and right-of-way and service yards.
- h. Bulletin board or sign.

- i. Accessory buildings which are not a part of the main building, including barns, sheds, and other farm buildings, and private garages and accessory buildings which are a part of the main buildings.
- j. Temporary Towers. Any transmission tower built for testing and not to exceed 24 months in existence.

Section 6-1.3. Uses Permitted on Review.

The following uses may be permitted on review by the Planning Commission, in accordance with the provisions in Section 9-4:

- a. Airport or landing field.
- b. Cemetery.
- c. Commercial feed pens for livestock.
- d. Kennel.
- e. Private outdoor recreation activity.
- f. Public stable or riding academy.
- g. Radio and television stations and transmission towers.
- h. Sewage lagoons.
- i. Wind Generators.
- j. Solar Energy Systems

Section 6-1.4. Area Regulations.

The area regulations are as follows:

All buildings shall set back from street, right-of-way lines to comply with the following front yard requirement:

- 1. All buildings shall set back from a state or federal highway, county highway or section line road a minimum of fifty (50) feet from the right-of-way easement.
- 2. On all public roads or streets other than federal, state or county highways and section line roads all buildings shall set back a minimum of twenty-five (25) feet from the right-of-way line or fifty-eight (58) feet from the center line of the right-of-way easement, whichever is greater.
- 3. If twenty five percent (25%) or more of the lots on one (1) side of the street between two (2) intersecting streets are improved with buildings all of which have observed an average set-back line of greater than twenty-five (25) feet,

and no building varies more than six (6) feet from this average set-back line, then no building shall be erected closer to the street line than the minimum set-back so established by existing buildings; but this regulation shall not require a front yard of greater depth than the minimum set-back so established by existing buildings; but this regulation shall not require a front yard of greater depth than forty (40) feet.

4. When a lot has double frontage, the front yard requirements shall be compiled with both streets.

Section 6-1.5. Height Regulations.

No building, except churches, schools, and other public buildings, shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height, except chimneys, poles, spires, tanks, towers, and other projections not used for human occupancy.

Section 6-2 R-1 Residential District.

Section 6-2.1. General Description.

In the residential district, the principal use of land is for dwellings and related recreational, religious and educational facilities normally required to provide an orderly and attractive residential area. These residential areas are intended to be defined and protected from the encroachment of uses which are not appropriate to residential environment. Stability of property values, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses.

Section 6-2.2. Uses Permitted.

Property and buildings in an R-1 Residential District shall be used only for the following purposes:

1. Detached one-family dwelling.
2. Two-family dwelling.
3. Multi-family dwelling.
4. Churches, but not including missions or revival tents or arbors.
5. Public schools or schools offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.
6. Public park or playground.
7. Library.
8. Transportation and utility easements, alleys, and rights-of-way.
9. Accessory buildings which are not a part of a main building, including one private garage.
10. A temporary bulletin board or sign, not exceeding twelve (12) square feet in area appertaining to the lease, hire, sale of a building or premises, which board or sign shall be removed as soon as the premises are leased, hired, or sold.
11. A church bulletin board or sign, not exceeding twenty-five (25) square feet in area, attached to the main building or located behind the front building line on the same lot with the church building.

12. Temporary building of the construction industry which is incidental to the erection of buildings permitted in this district, and which shall be removed when construction work is completed.
13. Parking lot required to serve the uses permitted in this district.
14. General purpose garden, but not the raising of livestock.

Section 6-2.3. Conditional Uses Permitted On Review.

The following uses may be permitted on review by the Planning Commission in accordance with provisions contained in Section 9-4.

1. Municipal use, public building and public utility.
2. Golf course or country club.
3. Double-wide trailer and manufactured home.
4. Child care center.
5. Home beauty shop located in a dwelling provided such shop is conducted within the main dwelling, and is operated only by the inhabitants thereof and does not exceed two operators. The use shall be conducted in such a way that it is clearly incidental to the dwelling use and shall not change the character thereof. No sign shall be permitted except one non-illuminated nameplate, not exceeding two (2) square feet in area, attached to the main building.
6. Institutions of a religious, educational or philanthropic nature.
7. Private clubs and lodges, excepting those the chief activity of which is a service customarily carried on at a business.
8. Medical facility.
9. Trailer home or mobile home park.
10. An off-street parking lot associated with a C-Commercial use as required.

Section 6-2.4. Area Regulations.

All buildings shall be set back from street right-of-way and lot lines to comply with the following yard requirements:

1. Front Yard:
 - a. The minimum depth of the front yard shall be fifty (50) feet.
 - b. If twenty-five percent (25%) or more of the lots on one side of

the street between two intersecting streets are improved with building, all of which have observed an average set-back line of greater than twenty-five (25) feet, and no building varies more than six (6) feet from this average set-back line, then no building shall be erected closer to the street line than the minimum set-back so established by the existing buildings; but this regulation shall not require a front yard of greater depth than one hundred (100) feet.

- c. When a yard has double frontage, the front yard requirements shall be complied with on both streets.

2. Side Yard:

- a. For dwellings located on interior lots there shall be a side yard on each side of the main building of not less than five (5) feet for dwellings of one story, and of not less than ten (10) feet for dwellings of more than one story, except as hereinafter provided in Section 68.
- b. For unattached buildings of accessory use, there shall be a side yard of not less than five (5) feet, including overhangs.
- c. For dwellings and accessory buildings located on corner lots there shall be a side yard set back from the intersecting street of not less than fifteen (15) feet in case such lot is back to back with another corner lot, and twenty-five (25) feet in every other case. The interior side yard of a corner lot shall be the same as for dwellings and accessory buildings on an interior lot.
- d. Churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, shall set back from all exterior and interior side lot lines a distance of not less than twenty-five (25) feet.

3. Rear Yard:

- a. There shall be a rear yard for a main building of not less than twenty (20) feet or (20%) percent of the depth of the lot, whichever amount is smaller, including five (5) feet of overhang. Unattached accessory buildings shall not be located less than ten (10) feet from any other structure.
- b. There shall be a minimum lot width of fifty (50) feet at the front building line for single-family dwellings and ten (10) feet additional width at the front building line for each family, more than one, occupying a dwelling. However a lot width at the front building line shall not be required to exceed one hundred and fifty (150) feet. A lot shall abut on a street not less than thirty-five (35) feet.

4. Intensity of Use:

- a. There shall be a lot area of not less than five thousand (5,000) square feet for a single-family dwelling, not less than six thousand (6,000) square feet for a two-family dwelling, and an additional area of not less than five hundred (500) square feet for each family, more than two, occupying a dwelling.
- b. There shall be a lot area of not less than six thousand (6,000) square feet where a garage apartment is located on the same lot with a single-family dwelling. When a garage apartment is located in the rear yard of a two-family or multiple-family dwelling the lot area shall be not less than five hundred (500) square feet more than is required for the two-family or multiple-family dwelling.
- c. For churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking area required in Section 75 through Section 82, provided however, that the lot for a church shall not be less than twenty-one thousand (21,000) square feet.
- d. For condominium and County houses there shall be a lot area of not less than three thousand (3,000) square feet for each unit within the condominium or County house complex and no less than two (2) parking spaces per unit shall be provided. Ingress and egress shall be made by a thorough fare of not less than 32 feet back to back of curb. All area regulations shall apply to Section 60 through Section 76.

5. Carport:

For the erection of a carport there shall be not less than 1-1/2 feet from front right-of-way or boundary line and not less than 2-1/2 feet from side right-of-way or boundary line. Provided however, no carport shall be erected that impairs or obstructs sight lines.

It shall be the responsibility of the property owner and or contractor to provide a diagram and or drawings showing compliance with boundary lines, sight line and material requirements.

6. Coverage:

Main and accessory buildings shall not cover more than thirty-five percent (35%) of the lot area. Accessory buildings shall not cover more than thirty percent (30%) of the rear yard.

Section 6-2.5. Height Regulations.

No building shall exceed two and one-half (2-1/2) storied or thirty-five (35) feet in height.

Sections 6-2.6 through 6-2.7. (Reserved for future use.)

Section 6-3. C-1 General Commercial District.

Section 6-3.1. General Description.

This commercial district is intended for the conduct of personal and business services and the general retail business of the area residents. Persons living in the communities and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and those trucks and commercial vehicles required for stocking and delivery of retail goods.

Section 6-3.2. Uses Permitted.

Property and buildings in a C-1 General Commercial District shall be used only for the following purposes:

1. Advertising signs and structures.
2. New and used automobile sale and services, but not auto salvage yard, public garages, provided fuel storages comply with rules and regulations of the Oklahoma Corporation Commission, and services conducted wholly within a completely enclosed building, but not establishments or junk yards.
3. Retail stores and shops which supply the regular and customary needs of the area residents and tourist as follows:

Ambulance service, office or garage
Antique Shop
Art Schools, galleries or museum
Automobile parking lot
Cleaning, pressing and laundry collection agency
Commercial parking facilities
Florist Shop
Furniture Store
Funeral parlor or mortuary
Grocery Store
Hardware Store
Ice storage locker plant or storage house for food
Leather goods shop
Meat maker
Printing plant
Radio and television sales and service
Research laboratories
Restaurant
Theater
Variety store

4. Buildings, structures, and accessory uses and customarily incidental to any of the above uses, provided that there shall be no manufacture, processing, or compounding of products other than such as are customarily incidental and essential to retail establishments.
5. Any other store or shop for retail trade or for rendering personal, professional, or business service which does not produce more noise, odor, dust, vibration, blast or traffic than those enumerated above.

Section 6-3.3. Uses Permitted on Review.

The following uses may be permitted on review by the Planning Commission in accordance with the provisions contained in Section 9-4;

1. Bars
2. Private Clubs
3. Liquor Stores
4. Amusement and Recreations Enterprises

Section 6-3.4. Area Regulations.

The Area regulations for dwellings shall be the same as the requirements of the A-1 General Agricultural District, and R-1 the General Residential District. The following requirements shall apply to all other uses permitted in this district:

1. Front and Side Yard:

There are no specific front or side yard requirements for uses other than dwelling.
2. Rear yard:

There shall be provided an alley, service court, rear yard, or combination thereof, of not less than ten (10) feet in width.
3. Area for Off-Street Parking:

Buildings shall be provided with a yard area adequate to meet the off-street parking requirement as follows:
One (1) parking space for each one hundred fifty (150) square feet of floor space used for commercial activities in the building(s) include all area used by the public.

Section 6-3.5. Height Regulations.

No building shall exceed two and one-half (2-1/2) stories of thirty-five (35) feet in height.

Section 6-4. I-1 General Industrial District.

Section 6-4.1. General Description.

This industrial district is intended primarily for the conduct of manufacturing, assembling and fabrication. These uses do not depend primarily on frequent visits of customers or clients, but usually requires good accessibility to major rail, air or street transportation facilities.

Section 6-4.2. Uses Permitted.

Property and building in an I-1 District shall be used only for the following purposes:

1. Any use, except a residential use, permitted in an A-1 or C-1 District. No dwelling uses except sleeping facilities for caretakers and night watchmen employed on the premises shall be permitted.
2. Any of the following uses:
 - Advertising signs and structures
 - Bottling works
 - Book bindery
 - Candy manufacturing
 - Engraving plan, including memorial stones
 - Electrical equipment assembly
 - Electronic equipment assembly and manufacture
 - Food products processing and packing
 - Furniture manufacturing
 - Instrument and meter manufacturing
 - Leather goods fabrication
 - Optical goods manufacturing
 - Paper products manufacturing
 - Shoe manufacturing
 - Sporting goods manufacturing
 - Wholesale or warehousing enterprise
3. Building material sales yard and lumber yard, including the sale of rocks, sand, gravel and the like as an incidental part of the main business, but not including a concrete batch plant or transit mix plant.
4. Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors.
5. Farm produce, grain and feed storage including grain elevators.
6. Freightling or trucking yard or terminal.
7. Oil field equipment storage yard.
8. Mining operation including rock quarry.
9. County and county equipment service yard.
10. The following uses when conducted within a completely enclosed building:

- a. The manufacture, compounding, processing or packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceutical, perfumed toilet soap, toiletries and food products.
- b. The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellulose, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stone, shell, textiles, tobacco, wood, yarn, and paint not employing a boiling process.
- c. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fire only by electricity or gas.
- d. The manufacture and maintenance of electric and neon signs, commercial advertising structure, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like.
- e. Manufacture of musical instruments, toys, novelties, and rubber and metal stamps.
- f. Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender work, truck repairing and overhauling, tire retreading or recapping, and battery manufacturing.
- g. Machine shop.
- h. Foundry casing lightweight nonferrous metal not causing noxious fumes or odors.
- i. Assembly of electrical appliances, electronic instruments and devices, radios, and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holder and the like.
- j. Buildings, structures and uses accessory and customarily incidental to any of the above uses.

The use permitted under this section shall be conducted in such a manner that no noxious odor, fumes or dust will be emitted beyond the property line of the lot on which the use is located.

Section 6-4.3. Uses Permitted on Review.

The following uses may be permitted on review by the Planning Commission in accordance with the provisions contained in Section 9-4:

1. Cement, lime, gypsum or asphalt manufacture.
2. Commercial feed pens for livestock.
3. Disposal plants including trash and garbage, sewage treatment including lagoons and compost plants.
4. Natural gas production and/or distribution.
5. Packing House.
6. Petroleum processing and/or refining.
7. Sale barn.
8. Salvage yards for storage of inoperable automobiles, building materials, scrap metals, junk or for any other kind of salvage; provided, however, that all salvage operations shall be so screened by ornamental walls, fences of evergreen planting that it cannot be seen by a person standing at ground level at any place immediately adjacent to the lot on which the salvage operation is located.
9. Wholesale or bulk storage of gasoline, propane or butane, or other petroleum products.

Section 6-4.4. Area Regulations.

1. Front Yard:

All buildings shall set back from the street right-of-way line to provide a front yard having not less than fifteen (15) feet in depth.

2. Side Yard:

No building shall be located closer than ten (10) feet to a side lot line, except when abutting a dwelling. Then, it shall have a three hundred (300) feet side yard.

3. Rear Yard:

Where a building is to be serviced from the rear there shall be provided an alley, service court, rear yard or combination thereof of not less than thirty (30) feet in width or of adequate area and width to provide the maneuver of service vehicles, whichever is greater. In all other cases no rear yard is required; provided, however, that a building shall set back a distance of not less than three hundred (300) feet from the rear lot that adjoins a dwelling.

4. Yard Area:

Buildings shall be provided with a yard area adequate to meet the off-street parking requirements as follows: adequate area to park all employees and

customers' vehicles at all times, and adequate space for loading, unloading, and storing all vehicles used incidental to or as part of the primary operation of the establishment.

Section 6-4.5. Height Regulations.

No building shall exceed ninety (90) feet in height.

Section 6-4.6. Set Back Regulations.

1. Except as otherwise provided for in this section, this section shall cover the construction, operation or conversion for proposed commercial disposal well(s), commercial disposal well surface facilities and commercial recycling facilities constructed, drilled or converted on or after the effective date of this act which will be in operation for more than six (6) months.
2. Any facility as referred to in Section 6-4.6 (1) shall not be located within 2,640 feet (one-half mile) from a state, county or municipal facility, residential development or occupied dwelling; provided however, if the proposed facility is to be located near both a state, county or municipal facility and a residential development or occupied dwelling, it shall not be located within one (1) mile of either the state, county or municipal facility or the residential development or occupied dwelling.
3. The distance between a state, county or municipal facility or a residential development or occupied dwelling and any facility as referred to in Section 6-4.6(1) shall be measured from the closest corner of the walls of the closest state, county or municipal facility, and occupied residence in the residential development or occupied dwelling to the wellbore of the well or the closest point outside of well surface facilities.
4. The provisions of this section shall not prohibit an operator of any facility as referred to in Section 6-4.6(1) and the affected state, county or municipality or the owners of the occupied residences in the residential development or occupied dwelling from agreeing in writing to setback provisions with distances different from those set forth in this section.
5. The provisions of this section shall apply to any and all facilities as referred to in Section 6-4.6(1) constructed, drilled or converted on or after the effective date of this act, and to any facility for which an application was submitted to the Corporation Commission before the effective date of this act, but for which a permit has not been issued prior to the effective date of this act.
6. All the aforementioned facilities shall comply with all other State, Federal, County or Municipal laws, ordinances or regulations.
7. For the purpose of this section:
 1. "Commercial disposal well" means a well where the owner receives and disposes of produced water or any deleterious substance from multiple well owners/operators and receives compensation for these services and where the

owner's primary business objective is to provide these services (OAC 165:10-1-2); and

2. "Commercial disposal well surface facilities" means the surface facilities of any commercial disposal well
3. "Commercial recycling facilities" means a facility authorized to recycle materials defines as "deleterious substances" as defined in OAC 165:10-1-2. Such substances must undergo at least on treatment process and must be recycled into a marketable product for resale and/or have some beneficial use.
4. "Residential development" means a division of land into ten or more lots, parcels, tracts or areas and of which not less than ten lots, parcels, tracts or areas are being used for residential purposes and the average size of the lots, parcels, tracts or areas within the development, is equal to or less than 10 acres per residence.
5. "Occupied dwelling" means any home or dwelling that is occupied or has been occupied within the last one year and has public utilities needed for habitation
- 6.

Section 6-5. F-Flood Hazard District.

Section 6-5.1. General Description.

This district is intended to comprise those areas which are subject to periodic or occasional flooding during a one-hundred-year frequency flood, which results in special hazards to life and property, in the disruption of commerce and governmental services and poses a direct threat to the public health, safety and general welfare. These regulations are designed to regulate and control uses within the food hazard district to protect human life and health, to minimize damage to public and private property, to minimize surface and ground water pollution, to prevent the encroachment of buildings and improvements in floodway and fold fringe areas which will impede runoff and contribute to flowing in other area, and to protect natural scenic areas and provide for the conservation of natural resources.

Section 6-5.2. Application as Combining (overlay) Regulations.

The boundaries of the flood hazard district, which is composed of floodway and flood fringe areas, may cut across and overlay the boundaries of other districts. The regulations applicable to the Flood Hazard District shall be interpreted as being in addition to the requirements results, the regulations of the Flood Hazard District shall supersede all other regulations.

Section 6-5.3. Definitions.

1. Flood - A temporary rise in stream flow or stage that results in water overtopping its banks and inundating areas adjacent to the channel.
2. Flood Hazard District or Area - All of the land within the jurisdiction which is subject to inundation by the flood having an average frequency of occurrence in the order of one percent (1%), although the flood may occur in any year. The "Flood Hazard District" includes both the floodway and flood fringe.

3. Flood Fringe - That portion of the flood hazard district located outside of the floodway.
4. Floodway - The stream channel and adjacent area which provides for the downstream movement of the 100-year maximum flood at a rate of 1/10 foot per second or greater.
5. 100-Year Flood or Rain - A flood or rainfall having an average statistical frequency of occurrence in the order of one percent (1%), although the flood or rainfall may actually occur in any year.
6. Flood Fringe Displacement-Alternative Improvements - The channel improvements in the floodway which are required to prevent increased flooding resulting from the reduces floodwater storage capacity in the flood fringe area due to filling or other flood proofing or development of the flood fringe area.

Section 6-5.4. Uses Permitted.

1. FLOODWAY AREAS: Property in all floodways shall be used only for the following purposes; provided, however, that no building or permanent structure is involved, and the use in no way obstructs or otherwise adversely affects the capacity of the floodway:
 - a. Agricultural uses including the growing of crops and the use of land for pasture and grazing where farm animals are otherwise permitted by the district provisions of the zoning regulation or by the general regulations of the County.
 - b. Private and public recreational uses not otherwise prohibited, such as natural scenic area, golf courses, swimming and picnic areas, game farms, hiking and horseback riding trails and similar uses.
 - c. Lawns, gardens and recreation areas which are accessory to residential uses.
2. FLOOD FRINGE AREAS: Property and buildings in flood fringe areas shall be used only for the following purposes; provided, however, that no building or structure or use of land is involved that causes displacement of floodwater or otherwise increases flooding in the floodway, unless the capacity of the floodway is increased to compensate for the reduced capacity of the flood fringe.
 - a. Any use permitted in the floodway that is not otherwise prohibited by other district provisions of the zoning regulation or other regulations.

- b. Storage of materials or equipment not adversely affected by flooding.
- c. Fill, storm water detention and retardation structures, and other flood proofing measures.
- d. All other uses permitted in the district with which the Flood Hazard District has been combined when flood proofing, and alternative improvements for flood fringe displacement of floodwater have been provided.

Section 6-5.5. Flood Proofing and Flood Fringe Displacement Alternative Improvements.

All uses permitted under Section 6-5.4, above shall comply with the following requirements:

- 1. FLOOD PROOFING:
All residential, commercial, industrial and other uses designed for human occupancy shall have the lowest floor elevation, including basement, no less than two feet above the highest elevation of the one hundred year frequency flood. The following additional flood proofing measures may be required to provide flood protection for any permitted use including, but not necessarily limited to the following:
 - a. Installation of stormwater detention and retardation structures.
 - b. Installation of watertight doors, bulkheads, and shutters, or similar methods of construction.
 - c. Reinforcement of walls to resist water pressures.
 - d. Use of paints, membranes or mortars to reduce seepage of water through walls.
 - e. Addition of mass or weight to structures to resist floatation, or other anchorage.
 - f. Installation of pumps to lower water levels in structures.
 - g. Construction of water supply and waste-treatment systems so as to prevent the entrance of flood waters.
 - h. Installation of pumping facilities or comparable practices for subsurface drainage systems for buildings to relieve external foundation wall and basement flood pressures.
 - i. Construction to resist rupture or collapse cause by water pressure

- j. Installation of valves or controls on sanitary and storm drains which will permit the drains to be closed to prevent back-up sewage and storm waters into the buildings or structures. Gravity draining of basements may be eliminated by mechanical devices.
- k. Location of all electrical equipment, circuits, and installed electrical appliances in a manner which will assure they are not subject to flooding to provide protection from inundation by the 100-year maximum flood.
- l. Location of any structural storage facilities for chemicals, explosives, buoyant materials, flammable liquids, or other toxic materials which could be hazardous to public health, safety, and welfare in a manner which will assure that the facilities are situated at elevations above the height associated with the regulatory protection elevation or are adequately flood proof to prevent flotation of storage containers which could result in the escape of toxic materials into flood waters.

2. FLOOD FRINGE DISPLACEMENT — ALTERNATIVE IMPROVEMENTS:

Before any buildings or improvements of flood proofing is permitted in the flood fringe, the amount of flood water displaced by the proposed change shall be ascertained by an engineer, registered in the State of Oklahoma, in consultation with the county engineer, an alternative improvement shall be made in the floodway to accommodate the flood storage to be eliminated in the flood fringe for a one hundred year frequency flood. The cost of the alternative improvements shall be the responsibility of the individual or entity responsible for the flood fringe displacement.

Section 6-5.6. Administrative Requirements.

In order to carry out the intent of the requirements set forth in the Flood Hazard District, in addition to other administrative required by this regulation the following additional provisions shall apply:

- 1. BUILDINGS OR OCCUPANCY PERMIT REQUIRED: No use or improvement of any floodway or flood fringe area of any form shall be permitted without first obtaining a building and/or occupancy permit from the County Building Inspector.
- 2. ADDITIONAL INFORMATION REQUIRED: The County Building Inspector may require the applicant to furnish any or all of the following information in determining the suitability of a particular site for a proposed use:
 - a. Plans in triplicate drawn to scale, showing the nature, location, dimensions, and elevation of the lot, existing or proposed structure, fill, storage of materials, flood-proofing measure, and

the relationship of the above to the location of the channel, floodway, and the flood protection elevation.

- b. A typical cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high-water information.
- c. Plans (surface view) showing elevation or contours of the ground; pertinent structure, fill, or storage elevations; size, location, and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets, water supply, sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream, soil types, and other pertinent information.
- d. A profile showing the slope of the bottom of the channel or flow line of the street.
- e. Specification for building construction and materials, flood proofing, filling, dredging, grading, channel improvement, storage of materials, water supply, and sanitary facilities.

ARTICLE VII

NONCONFORMING BUILDINGS, STRUCTURES AND USES OF LAND

Section 7-1. Nonconforming Buildings and Structures.

A nonconforming building or structure existing at the time of adoption of these rules and regulations may be continued, maintained and repaired, except as otherwise provided in this section.

Section 7-2. Alteration or Enlargement of Building and Structures.

A nonconforming building or structure shall not be added to or enlarged in any manner unless said building or structure, including additions and enlargements, is made to conform to all of the regulations of the district in which it is located. No nonconforming building or structure shall be moved in whole or in part to another location on the lot unless every portion of said building or structure is made to conform to all the regulations of the district in which it is located.

Section 7-3. Outdoor Advertising Signs and Structures.

Any advertising sign, billboard, commercial advertising structure, or statuary, which is lawfully existing and maintained at the time this Regulation became effective, which does not conform with the provisions hereof, shall be completely removed from the premises not later than three (3) months from the effective date of these rules and regulations, unless structurally altered to conform with the regulations.

Section 7-4. Building Vacancy.

A building or structure or portion thereof, which is nonconforming as to use, which is or hereafter becomes vacant and remains unoccupied except by a use which conforms to the use regulations of the district in which it is located.

Section 7-5. Change in Use.

1. Nonconforming use of a conforming building or structure shall be expanded or extended into any other portion of such conforming building or structure or changed except to a conforming use. If such a nonconforming use, or a portion thereof, is discontinued or changed to a conforming use, any future use building, structure or portion thereof shall be in conformity with the regulation of the district in which such building or structure is located.
2. The use of a nonconforming building or structure may be changed to a use of the same or a more restricted district classifications; but where the use of nonconforming building or structure is changed to a use or more restricted district classification, it thereafter shall not be changed to a use of a less restricted classifications; provided, however, that a building or structure that is nonconforming as to use at the time of adoption of this Regulation, or at

the time thereafter, shall not be changed to a wholesale or retail liquor store unless such change is use conforms to the provisions of the districts in which it is located.

Section 7-6. Nonconforming Uses of Land.

A nonconforming use of land, where the aggregate present value of all permanent buildings or structures is less than one thousand dollars (\$1,000), existing at the time of adoption of this Regulation, may be continued for a period of not more than one (1) year therefrom, provided that:

- a. Said nonconforming use may not be extended or expanded, nor shall it occupy more area than was in use on the effective date of this Regulation.
- b. If said nonconforming use or any portion thereof is discontinued for a period of six (6) months, or changed, any future use of such land, or change in use, shall be in conformity with the provision of the district in which said land is located.

ARTICLE VIII

GENERAL PROVISIONS APPLYING TO ALL OR TO SEVERAL DISTRICTS

Section 8-1. Application of Regulation to the Uses of a More Restricted District.

1. Whenever the specific district regulations pertaining to one district permit the uses of a more restricted district, such uses shall be subject to the conditions as set forth in the regulations of the more restricted district, unless otherwise specified.
2. It is intended that these regulations be interpreted as not permitting a dwelling unit to be located on the same lot with or within a structure used or intended to be used primarily for non-residential purposes.

Section 8-2. Open Space.

The following requirements are intended to provide exceptions or qualify and supplement, as the case may be, the specific district regulation set forth in Article 6, herein:

1. An open space or lot area required for an existing building or structure shall not be counted as open space for any other building or structure.
2. Open eaves, cornices, windowsills, and belt courses may project into any required yard a distance not to exceed two (2) feet. Open uncovered porches or open fire escapes may project into a front or rear yard a distance not to exceed five (5) feet. Fences, walls or hedges in residential districts may be erected in any required yard, or along the edge of any yard, provided that no fence, wall or hedge located in front of the front building line shall exceed four (4) feet in height, and no other wall or fence shall exceed seven (7) feet in height.
3. Where the dedicated street right-of-way is less than fifty (50) feet, the front yard depth shall be determined by measuring fifty (50) feet back from the center line of the street easement.
4. No dwelling shall be erected on a lot which does not abut on at least one (1) street at least fifty (50) feet in width, for at least thirty-five (35) feet. A street shall form the direct and primary means of ingress and egress for all dwelling units. Alleys, where they exist, shall form only a secondary means of ingress and egress. A garage apartment may be built to the rear of a main dwelling if there is compliance with all other provisions of this article. Accessory buildings which are not a part of the main building may be built in the rear yard but shall not cover more than thirty percent (30%) of the rear yard.
5. No minimum lot sizes and open spaces are prescribed for commercial and industrial uses. It is the intent of this article that lots of sufficient size be used by any business or industry to provide adequate parking and loading

space required of operation of the enterprise.

6. On any corner lot on which a front and side yard is required, no wall, fence, sign, structure or any plant growth which obstructs sight lines at elevations between two feet six inches (2'6") and six (6) feet above any portion of the crown of the adjacent roadway shall be maintained in a triangle formed by measuring from the point of intersection of the front and exterior side lot lines a distance of twenty-five (25) feet along the front and side lot lines and connecting the points so established to form a right triangle on the area of the lot adjacent to the street intersection.
7. An attached or detached private garage which faces on a street shall not be located closer than twenty-five (25) feet to the street easement line.
8. No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used unless the main building on the lot is also being used.
9. Whenever one (1) or more residential, institutional, commercial or industrial buildings are proposed to be located in a cluster or grouping which has a different arrangement, orientation, or other site planning variation from that of other buildings, structures or uses in the area or on adjacent properties, the architectural design, location, orientation, service and parking areas of such buildings shall be planned so as not to adversely affect the use of adjacent or other properties in the area, as determined by the county planning commission.

Section 8-3. Height.

The following requirements are intended to provide exceptions or qualify and supplement, as the case may be, the specific district regulations set forth herein:

1. In measuring heights, a habitable basement or attic shall be counted as a story. A story in a sloping roof, the area of which story at a height of four (4) feet above the floor does not exceed two thirds (2/3) of the floor area of the story immediately below it and which does not contain an independent apartment, shall be conducted as a half story.
2. Chimneys, elevators, poles, spires, tanks, towers, wind generator, solar energy systems and other projections not used for human occupancy may extend above the height limit.
3. Churches, schools, hospitals, sanitariums, and other public and semi-public buildings may exceed the height limitation of the district of the minimum depth of rear yards and the minimum width of the side yards by which the height of such public or semi-public structure exceeds the prescribed height limit.

Section 8-4. Group Housing Projects.

In the case of a housing project consisting of a group of two (2) or more buildings, to be constructed on a plot of ground of at least two (2) acres not subdivided into the customary streets

and lots, and which will not be so subdivided, where the existing or contemplated street and lot layout make it impracticable to apply the requirements of this article to the individual buildings in such housing project, the application of such requirements to such housing project may be changed by the Planning Commission, in a manner that will be in harmony with character of the neighborhood, will insure a density of land use on higher and standard of open space at least as high as required by this article in the district in which the proposed project is to be located. In no case shall a use or building height or density or population be permitted which is less than the requirement of the district in which the housing project is to be located.

Section 8-5. Storage and Parking of Trailers and Commercial Vehicles.

Commercial vehicles and trailers of all types, including travel, camping and hauling and mobile homes shall not be parked or stored on any lot occupied by a dwelling or on any lot occupied by a dwelling or on any lot in the Residential District except in accordance with the following provisions:

1. No more than one commercial vehicle, which does not exceed one and one-half (1-1/2) tons rated capacity, per family living on the premises, shall be permitted; and in no case shall a commercial vehicle used for hauling explosives, gasoline, or liquefied petroleum products be permitted.
2. Not more than one (1) camping or travel trailer or hauling trailer per family living on the premises shall be permitted and said trailer shall not exceed twenty-four (24) feet in length, or eight (8) feet in width; and further provided that said trailer shall not be parked or stored for more than forty-eight hours unless it is located behind the front yard building line. A camping or travel trailer shall not be occupied either temporarily or permanently while it is parked or stored in any area within the incorporated limits except in a trailer court authorized under the regulations of Beckham County.
3. A mobile home shall be parked or stored only in a trailer court which is in conformity with regulations of Beckham County
4. Notwithstanding the foregoing, commercial vehicles may be parked on any lot in the Agricultural District, and temporary construction trailers may be parked to stored on any lot in the Agricultural District for a period not exceeding one (1) year

Section 8-6. Architectural Design Or Accessory Buildings And Fences.

The architectural design and materials used for the construction of accessory buildings and fences shall harmonize with the main building to which said building or fence is accessory.

Section 8-7. Animals.

Animals in any district shall be kept only in accordance with the regulations of Beckham County and the State of Oklahoma.

Section 8-8. Storage of Liquefied Petroleum Gases.

The use of land or buildings for the commercial wholesale or retail storage of liquefied petroleum gases shall be in accordance with the regulations of Beckham County and the regulations of the Corporation Commission of the State of Oklahoma.

Section 8-9. Trailer Park Regulations.

Travel trailer parks and mobile home parks shall be constructed in accordance with federal standards and requirements of Beckham County.

Section 8-10. Off-Street Automobile and Vehicle Parking and Loading; General Intent and Application.

It is the intent of these requirements that adequate parking and loading facilities be provided off the street easement for each use of land within Beckham County. Requirements are based on the demand created by each use. These requirements shall apply to all uses in all districts.

Section 8-11. Required Open Space.

1. Off-street parking or loading space shall be part of the required open space associated with the permitted use and shall not be reduced or encroached upon in any manner.
2. The area required for off-street parking shall be in addition to the yard areas herein required; and further provided that the front yard required in a Residential District may be used for the uncovered parking area for six (6) or less vehicles associated with a residential use when the area is surfaced with a sealed surface pavement adequate to prevent the occurrence of mud and dust with continued use, and may be used for uncovered parking area for more than six (6) vehicles in accordance with the provisions of Sections 8-12 through 8-17.

Section 8-12. Location.

The off-street parking lot shall be located within two hundred (200) feet, exclusive of street and alley widths, of the principal use and shall have direct access to a street or alley.

Section 8-13. Joint Parking Facilities.

Whenever two (2) or more uses are located together in a common building, shopping center, or other integrated building complex the parking requirements may be complied with by providing a permanent common parking facility, cooperatively established and operated, which contains the requisite number of spaces for each use. The total number of spaces provided shall not be less than the sum of the individual requirements.

Section 8-14. Size of Off-Street Parking Space.

The size of a parking space for one vehicle shall consist of a rectangular area having dimensions of not less than nine (9) by twenty (20) feet plus adequate area for ingress and egress.

Section 8-15. Amount of Off-Street Parking and Loading Required.

1. Off-street parking and loading facilities shall be provided in all Districts in accordance with the following schedule:
 - a. Dwelling, single-family or duplex: One (1) parking space for each separate dwelling unit within the structure.
 - b. Dwelling, multiple-family: The number of spaces provided shall not be less than two (2) times the number of units in the dwelling.
 - c. Boarding or rooming house or hotel: One (1) parking space for each two (2) guests provided overnight accommodations.
 - d. Hospitals: One (1) space for each four (4) patients beds, exclusive of bassinets, plus one (1) space for each three (3) employees including nurses, plus adequate area for the parking of emergency vehicles.
 - e. Medical or dental clinics or offices: Six (6) spaces per doctor plus one (1) space for each two (2) employees.
 - f. Sanitariums, convalescent or nursing homes: One (1) space for each six (6) patient beds plus one (1) space for each staff or visiting doctor plus one (1) space for each two (2) employees including nurses.
 - g. Community center, theater, auditorium, church sanctuary: One (1) parking space for each four (4) seats, based on maximum seating capacity.
 - h. Convention hall, lodge, club, library, museum, place of amusement or recreation: One (1) parking space for each fifty (50) square feet of floor area used for assembly or recreation in the building.
 - i. Office building: One (1) parking space for each three hundred (300) square feet of gross floor area in the building, exclusive of the area used for storage, utilities and building service.
 - j. Commercial establishments not otherwise classified: One (1) parking space for each one hundred fifty (150) square feet of floor space used for retail trade in the building and including all area used by the public.
 - k. Industrial establishments: Adequate area to park all employees and customers vehicles at all times and adequate space for loading, unloading and storing all vehicles used incidental to or as a part of the primary operation of the establishment.
 - l. Agricultural establishments: Adequate space for parking, loading, unloading, and storing all vehicles used incidental to or

as part of the primary operation of the establishment

2. For all uses not covered in (1) through (11) above, the planning commission shall make a determination of the parking demand to be created by the proposed use, and the amount of parking thus determined shall be the off-street parking requirement for the permitted use.

Section 8-16. Paved Surface Required.

All parking spaces shall be paved with a sealed surface pavement and maintained in a manner that no dust will result from the continued use.

Section 8-17. Off-Street Parking Lots in Residential Districts.

Whenever off-street parking lots for more than six (6) vehicles are to be located within or adjacent to the residential district, the following provisions shall apply:

1. All sides of the lot within or abutting the Residential District shall be enclosed with an opaque ornamental fence, wall or dense evergreen hedge having a height of not less than five (5) nor more than six (6) feet. Such fence, wall, or hedge shall be maintained in good condition.
2. No parking shall be permitted within a front yard setback line established fifteen (15) feet back of the property line of interior and corner lots wherever the parking lot is located in a residential district or immediately abuts the front yard of a residential unit. In all other cases no setback shall be required.
3. All yards shall be landscaped with grass and shrubs and maintained in good condition the year round.
4. Driveways used for ingress and egress shall be confined to and shall not exceed twenty-five (25) feet in width, exclusive of curb returns.
5. All of the lot used for parking and driveway purposes shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
6. Whenever lighting is provided the intensity of light and arrangement of reflectors shall be such as not to interfere with residential district uses.
7. No sign of any kind shall be erected except information signs used to guide traffic and to state the condition and terms of the use of the lots. Only non-intermittent white lighting of signs shall be permitted.

Sections 8-18 through 8-19. (Reserved for future use.)

ARTICLE IX

ADMINISTRATION

Section 9-1. Building Permit or Certificate of Occupancy Required.

These Rules and Regulations shall be enforced by a County Inspecting Official, acting at the direction of the Board of County Commissioners. It shall be a violation of the Regulation for any person to change or permit the change in the use of land or buildings or structure or to erect, alter, move or improve any building or structure until a building permit has been obtained under the following conditions:

Section 9-2. Building Permits.

No building or structure shall be built, enlarged, altered or moved without a permit from the County Inspecting Officer. The applicant for a building permit may be required to furnish the following information:

- a. A plot plan, drawn to scale, showing the exact size, shape, and dimensions of the lot to be built upon, the exact size and location on the lot of all existing buildings and structures, and the exact size and location on the lot of the structure or building proposed to be repaired, altered, erected or moved, together with a statement of the materials to be used, and the size arrangement, number of parking stalls, movement of vehicles and ingress and egress drives for all off-street parking and loading facilities.
- b. A declaration of the existing and intended use of each existing and proposed building or structure on the lot and the number of families and housekeeping units, which each existing building accommodates or is designed to accommodate.
- c. Additional information relating to the proposed improvement needed to determine compliance with these regulations.
- e. A survey prepared by an engineer or surveyor registered in the State of Oklahoma, of the boundaries of the lot on which the improvement is proposed to be located.

Section 9-3. Certificate of Occupancy.

No change shall be made in the use of any land or building or structure after the passage of this regulation until a Certificate of Occupancy is obtained from the County Clerk that all or the provisions of this regulation are complied with. Whenever a building permit is issued for the erection of a new building or structure, an occupancy permit shall not be required, except where the use of the building or structure is changed from that for which the Permit was issued or where the intended use is not clearly stated on the building permit.

Section 9-4. Procedure for Authorizing Conditional Uses Permitted on Review.

The uses listed under the various zoning districts herein as "Conditional Uses Permitted on Review" are so classified because they more intensely dominate the area in which they are located than do other uses permitted in the district; however, the nature of such uses makes it possibly desirable that they be permitted to locate therein. The following procedures are established to integrate properly the uses permitted on review with the other land uses located in the zoning district. The uses shall be reviewed and authorized or rejected under the following procedures:

- a. An application together with a filing fee of no less than One Hundred Dollars (\$100.00) shall be filed with the Planning Commission for review. Said application shall show the location and intended use of the site, the names of all property owners and existing land uses within Three Hundred (300) feet or One-Half Mile (1/2), whichever applies, of the proposed site and any other details pertinent to the request which the Planning Commission may require.
- b. The Planning Commission shall review the application and return to the applicant with the Commission's objections or shall approve the application, or shall approve the application on the condition that a public hearing on the application shall be offered to residents of the County. In either event the Commission shall transmit the application to the Board of County Commissioners along with its preliminary recommendations (approval or rejection) contingent upon the Public Hearing, if any, and resolution of all objections to the application. If a Public Hearing is deemed necessary, the Commission shall provide public notice to residents of the County who wish to appear and speak at the Public Hearing. Any resident wishing to testify at the public hearing shall file a "request to appear" or "protest" with the Secretary of the Planning Commission within 15 days after the publication date of the notice of public hearing. If no request to appear or protest is filed within this period or if a Public Hearing was not deemed a condition for approval, the public hearing may or may not be held and the secretary of the Planning Commission may issue the applicant a conditional notice to proceed pending official action by the Board of County Commissioners.
- c. The Planning Commission shall within ninety (90) days of the date of application(s) transmit to the Board of County Commissioners its report as to the effect of such proposed building or use upon the character of the neighborhood, traffic conditions, public utilities and other matters pertaining to the general welfare of the public and the recommendation of the Planning Commission concerning the application(s). Thereupon the Board of County Commissioners may authorize or deny the issuance of a building permit for the use of land or buildings as requested.

Section 9-5. Amendments.

The Board of County Commissioners may, from time to time, on its own motion, or on petition from a property owner, or on recommendation of the Planning Commission, amend the regulations and districts herein established. No change in regulations, restrictions or district boundaries shall become effective until after a public hearing held in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least fifteen (15) days notice of the time and place of such hearing shall be published in an official paper of general

circulation in Beckham County.

Section 9-6. Passage by the Board of Commissioners.

1. Every such proposed amendment shall be referred by the Planning Commission for report. If a protest against such amendment is presented, duly signed and acknowledged by the owners of twenty percent (20%) or more of the land within such area proposed to be altered, or by the owner of twenty percent (20%) or more of the area of the lots immediately abutting either side of the territory included in such proposed change, or separated therefrom only by an alley or street, such amendment shall not be passes except by the favorable vote of two-thirds (2/3) of the Board of County Commissioners.
2. Whenever the owners of fifty-one (51%) of the land in any area shall present a petition duly signed and acknowledged to the Board of County Commissioners requesting an amendment of the regulations prescribed for such area, it shall be the duty of the Board of county Commissioners to vote upon such amendment within ninety (90) days of the filing of same by the petitioners with the County Clerk.
3. For each petition for amendment to the rules and regulations a fee of no less than seventy-five dollars (\$75.00) plus the cost of legal publication shall be paid to the County clerk.

Section 9-7. Vacation of Public Easements.

Whenever any street, alley or other public easement is vacated, the portion vacated shall have the same district classification as the land to which the vacated portion accrues.

Section 9-8. Invalidity of a Part.

In case any portion of this Regulation shall be held to be invalid or unconstitutional, the remainder of these Rules and Regulations shall not thereby be invalid, but shall remain in full force and effect.

Section 9-9. Official District Map.

The County is hereby designated as an Agricultural district for all areas outside the corporate limits of the municipalities. Upon further division of the unincorporated portions into commercial, industrial, and residential districts, and official district map shall be promulgated.

Section 9-10. Repeal of Conflicting Rules and Regulations.

Any regulation now in effect that conflicts with any provisions of these Rules and Regulations is hereby repealed.

PART II SUBDIVISION REGULATIONS

ARTICLE X PURPOSE AND PROVISIONS

Section 10-1. Purpose.

The subdivision of land is the first step in the process of urban development. The arrangement of land parcels in the community for residential, commercial and industrial uses and for streets, alleys, schools, parks and other public purposes will determine, to a large degree, the conditions of health, safety, economy and amenity that prevail in the urban area. The quality of these conditions is of public interest. These regulations and standards for subdivision and improvement of land for urban use are to make provision for adequate light, air, open spaces, drainage, transportation, public utilities and other needs, and to insure the development and maintenance of a healthy, attractive and efficient community that provides for the conservation and protection of its human and natural resources.

These regulations are designed, intended and should be administered in a manner to:

1. Implement the Comprehensive General Plan of Beckham County, Oklahoma.
2. Provide neighborhood conservation and prevent the development of slums and blight.
3. Harmoniously relate the development of the various tracts of land to the existing community and facilities the future development of adjoining tracts.
4. Provide that the cost of improvements which primarily benefit the tract of land being developed be borne by the owners or developers of the tract and that the cost of improvements which primarily benefit the whole community be borne by the whole community.
5. Provide the best possible design for the tract.
6. Reconcile any differences of interest.
7. Establish adequate and accurate records of land subdivision.

Section 10-2. Authority.

These subdivision regulations and minimum standards of land development are pursuant to the authority granted in Title I 9A, Oklahoma Statutes, 2001, as amended.

Section 10-3. Jurisdiction: Area of Application.

These regulations shall apply to the un-incorporated area of Beckham County, in so far as they have been adopted by the Planning Commission and approved by the County of Commissioners.

Section 10-4. Application to Types of Subdividing.

These regulations and development standards shall apply to the following forms of land subdivision:

1. The division of land into two (2) or more tracts, lots, sites, or parcels, any part of which, when subdivided, shall contain less than ten (10) acres in area; or
2. The division of land, previously subdivided or platted, into tracts, lots, sites or parcels of less than two (2) acres in area; or
3. The dedication, vacation or reservation of any public or private easement through any tract of land regardless of the area involved, including those for use by public and private utility companies; or
4. The dedication or vacation of any street or alley through any tract of land regardless of the area involved.

Section 10-5. Definitions.

For the purpose of these regulations, certain terms used herein are defined as follows:

1. ALLEY - a minor right-of-way dedicated to public use, which gives a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.
2. BLOCK - a parcel of land, intended to be used for urban purposes, which is entirely surrounded by public streets, highways, rail-road right-of-ways, public walks, parks or greenbelts, rural land or drainage channels, or a combination thereof.
3. BUILDING LINE or SETBACK LINE - a line or lines designating the area outside of which buildings may not be erected.
4. EASEMENT - a grant by the property owner to the public, a corporation or persons, of the use of a strip of land for specific purposes.
5. GENERAL PLAN - the comprehensive development plan for the County which has been officially adopted to provide long-range development policies for the area subject to urbanization in the foreseeable future and which includes, among other things, the plan for land use, land subdivision, circulation and community facilities.
6. LOT - a subdivision of a block or other parcel intended as a unit for the transfer of ownership or for development.
7. LOT, CORNER - a lot located at the intersection of and abutting on two (2) or more streets.

8. LOT, DOUBLE FRONTAGE - a lot which runs through a block from street to street and which has two (2) nonintersecting sides abutting on two (2) or more streets.
9. LOT, REVERSE FRONTAGE - a double frontage lot which is to be developed with the rear yard abutting a major street and with the primary means of ingress and egress provided on a minor street.
10. PLANNING COMMISSION - the Beckham County Planning Commission.
11. PLAT, PRELIMINARY - a map of a proposed land subdivision showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the proposed subdivision of land.
12. PLAT, FINAL - a map of land subdivision prepared in a form suitable for filing of record with necessary affidavits, dedications and acceptances; and with complete bearings and dimensions of all lines defining lots and blocks, streets and alleys, public areas and other dimensions of land.
13. STREET - any public or private right-of-way which affords the primary means of access to abutting property.
14. STREET, MAJOR - an arterial street which is designated on the major street plan or expressway plan.
15. STREET, MINOR - a street whose primary purpose is to provide access to adjacent properties and which is designed so that its use by arterial traffic will be discouraged.
16. STREET, COLLECTOR - a minor street which collects traffic from other minor streets and serves as the most direct route to a major street or a community facility.
17. STREET, CUL-DE-SAC - a minor street having one end open to vehicular traffic and having one closed end terminated by a turn around.
18. STREET, FRONTAGE OR SERVICE - a minor street auxiliary to and located on the side of a major street for service to abutting properties and adjacent areas and for control of access.
19. SUBDIVIDER - any person, firm, partnership, corporation or other entity, acting as a unit, subdividing or proposing to subdivide land as herein defined.
20. SUBDIVISIONS - the division or re-division of land into two (2) or more lots, tracts, sites or parcels for the purpose of transfer of ownership or for development or the dedication or vacation of a public or private right-of-way or easement.

Section 10-6. General Procedure: Plat Approval.

For all cases of subdivision within the scope of these regulations, a plat of the land in question shall be drawn and submitted to the planning commission for approval or disapproval. All subdivisions located not in the corporate limits of the municipalities shall then be submitted to the County for acceptance of public streets, alleys, and areas dedicated to public use.

Section 10-7. Official Recording.

No plat or other land subdivision instrument shall be filed in the office of the County Clerk until it shall have been approved by the planning commission and by the County as hereinafter set forth. All final plats shall be filed within two (2) years of date of approval by the planning commission, and no lots shall be sold from any plat until approved by the planning commission and the County approval, whichever is the later, shall void all approval thereto.

Section 10-8. Agenda.

Each plat submitted for preliminary or final approval shall be placed on the agenda of the planning commission only after fulfilling the appropriate requirements of these regulations. However, a plat not meeting all of the requirements may be submitted providing the subdivision developer presents with the plat a written request for specific exceptions and enumerates in detail the reasons therefore.

Section 10-9. Exemption.

Plats containing four (4) lots or fewer may be exempted from the provisions of all or part of procedural provisions contained in Section 10-6, of these regulations upon written approval of the planning commission; but such exemption shall not change or diminish the requirements relating to design or to improvements or to other provisions of these regulations.

Sections 10-10 through 10-11. (Reserved for future use.)

ARTICLE XI

DESIGN STANDARDS

Section 11-1. Urban Design Principles.

The quality of design of the urban area is dependent on the quality of design of the individual subdivisions that compose it. Good community design requires the coordination of the efforts of each subdivision developer and developer of land within the urban area. Therefore, the design of each subdivision shall be prepared in accordance with the principles established by the general plan for land use, circulation, community facilities and public utility services and in accordance with the following general principles:

1. It is intended that the urban area should be designed as a group of integrated residential neighborhoods and appropriate commercial and industrial and public facilities.
2. The size of lots and blocks and other areas for residential, commercial, industrial and public uses should be designed to provide adequate light, air, open space, landscaping, off-street parking and loading facilities.
3. The arrangement of lots and blocks and the street system should be designed to make the most advantageous use of topography and natural physical features. Tree masses and large individual trees should be preserved. The system of sidewalks and roadways and the lot layout should be designed to take advantage of the visual qualities of the area.
4. Circulation within the urban area shall be provided in accordance with the following design criteria:
 - a. Each subdivision shall provide for the continuation of all arterial streets and highways as shown on the major street plan. Arterial streets should be located on the perimeter of the residential neighborhood.
 - b. Minor streets should be designed to provide access to each parcel of land within the residential neighborhood and within industrial areas, and in a manner that will discourage use by through traffic. They should be planned so that future urban expansion will not require the conversion of minor streets to arterial routes.
 - c. Collector streets should be designed to provide a direct route from other minor streets to the major street system.
 - d. Ingress and egress to residential properties should be provided only on minor streets.
 - e. Pedestrian ways should be separated from roadways used by vehicular traffic. Sidewalks should be designed to provide all

residential building sites with direct access to all neighborhood facilities, including the elementary school, parks, playgrounds, churches and shopping centers.

5. Minimum standards for development are contained in the zoning regulations, the building code and these regulations. However, the general plan expresses policies which are intended to achieve optimum quality of urban development. If only the minimum standards are followed, as expressed by the various regulations affecting land development, a standardization of development will occur. This will produce a monotonous urban setting. Subdivision design should be of a quality to carry out the purpose and spirit of the policies expressed in the general plan and in these regulations rather than be limited to the minimum standards required herein.

Section 11-2. Subdivision Design Standards.

1. **Streets:** The arrangement, character, extent, width, grade and location of all streets shall conform to all of the elements of the general plan and shall be designed in accordance with the following provisions:
 - a. Major streets shall be planned to conform with the major street plan.
 - b. Whenever a subdivision abuts or contains an existing or proposed major street, the planning commission may require service streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of arterial and local traffic.
 - c. Minor streets shall be laid out so that their use by arterial traffic will be discouraged.
 - d. Where a subdivision borders on or contains a railroad right-of-way of limited access highway right-of-way, the planning commission may require a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the intervening land. Such distances also shall be determined with due regard for the requirements of approach grades and future grade separation structures.
 - e. Reserve strips controlling access to streets shall be prohibited except where their control is placed in the County under conditions approved by the planning commission.
 - f. Where the plat to be submitted includes only part of the tract owned or intended for development by the subdivision developer, a tentative plan of a proposed future street system for the un-subdivided portion may be required by the planning commission.

- g. When a tract is subdivided into larger than normal building lots or parcels, such lots or parcels shall be arranged to permit the logical location and opening of future streets and appropriate re-subdivision with provision for adequate utility easements.
- h. Street jogs with centerline offsets of less than one hundred and twenty-five (125) feet should be avoided.
- i. Street right-on-way widths shall be in accordance with the major street plan and, where not designated therein, shall be not less than the following:

Major Streets

Primary with median	120 feet
Primary without median	100 feet
Secondary with or without median	80 feet

Minor Streets

Collector	60 feet
Minor	50 feet
Cul-de-sac	50 feet

- j. The grades of all streets shall not exceed the following, except where unusual topographic conditions justify in the opinion of the planning commission, a modification of these standards:

Major Streets

Primary	5 percent
Secondary	7 percent

Minor Streets

No street shall be less than 0.3 percent

- k. The paved width of all streets shall be adequate to serve the existing and future terminated traffic load for the facility. Lane widths for all streets shall be as follows:
 - (1) All major streets shall have lanes for traffic movement of twelve (12) feet in width and lanes for parallel parking or emergency stopping of not less than ten (10) feet in width.
 - (2) All minor streets shall have lanes for traffic movement of twelve (12) feet in width and lanes for parallel parking of not less than six (6) feet in width.
- l. A cul-de-sac should not exceed five hundred (500) feet in length, measured from the entrance to the center of the turn around. If a

cul-de-sac is more than one hundred fifty (150) feet in length it shall be provided with a turn around having a radius of not less than fifty (50) feet at the property line and not less than forty (40) feet at the curb line. There shall be provided in the center of the turn around an unpaved island which has a radius of not less than twelve (12) feet or more than sixteen (16) feet. Any unpaved island shall be improved with grass and landscaping in such a manner that it will not interfere with sight distance.

- m. Half streets shall be prohibited except where they are essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, and provided that the planning commission finds it will be practical to obtain the dedication of the other half of the street easement when the adjoining property is subdivided. Whenever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.
- n. The arrangement of streets shall be such as to cause no hardship in the subdividing of adjacent properties. The planning commission may require the dedication of street right-of-way to facilitate the development of adjoining properties.
- o. No street names shall be used which will duplicate or be confused with the names of existing streets. Street names shall be subject to the approval of the planning commission.
- p. Streets serving commercial areas shall have right-of-way not less than sixty (60) feet with a paved width not less than forty (40) feet.
- q. Streets serving industrial areas shall have right-of-way not less than eighty (80) feet with a paved width not less than fifty (50) feet.

2. **Alleys:**

- a. Alleys shall be provided in commercial and industrial districts, except that the planning commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed.
- b. Alleys serving commercial and industrial areas shall not be less than thirty (30) feet in width.
- c. Alleys shall be required for residential areas and they shall be not less than twenty (20) feet in width.

- d. Alley intersections and sharp changes in alignment should be avoided; but where necessary, they shall be provided with adequate turn around facilities at the dead-end, as determined by the planning commission.

3. **Easements:**

- a. Where alleys are not provided, easements not less than ten (10) feet wide shall be provided where possible along rear lot lines and along side lot lines where necessary, for use by public and private utilities. The planning commission may require aerial easements and easements of greater width for the extension of main storm and sanitary sewers and other utilities where it is deemed necessary.
- b. Where a subdivision is traversed by a water course, drainage channel or stream, which drains one hundred sixty (160) acres or more of land, there shall be provided a right-of-way for drainage and public parks and utility purposes, adequate to contain all of the runoff from a fifty (50) year maximum flood. The right-of-way shall include all of the land within the subdivision that has an elevation which shall be calculated to provide for, the drainage requirements of the regulations and regulations relating thereto.

4. **Public Areas and Open Spaces:** Public parks, playgrounds, school sites, and other public areas and open spaces shall be provided in accordance with the requirements and standards set forth in the County Comprehensive Plan and in the regulations and regulations relating thereto.

5. **Blocks:**

- a. The lengths, widths and shapes of blocks shall be determined with due regard for the following:
 - (1) Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - (2) Zoning requirements as to lot sizes and dimensions.
 - (3) Needs for convenient access, circulation, control and safety of street traffic.
 - (4) Limitations and opportunities of topography.
- b. Blocks for residential use should not be longer than eighteen hundred (1,800) feet, measured along the center line of the block. When a block exceeds six hundred (600) feet in length, the planning commission may require a dedicated easement not less than fifteen (15) feet in width and a paved crosswalk not less than four (4) feet in width to provide pedestrian access across the block.
- c. Blocks used for residential purposes should be of sufficient width to

allow for two (2) tiers of lots of appropriate depth. Blocks intended for business and industrial use should be of a width suitable for the intended use, with due allowance of off-street parking and loading facilities.

6. **Lots:**

- a. Residential lots shall be not less than Fifty (50) feet in width at the front building line and shall abut a street a distance of not less than thirty (1) feet; except that a corner lot shall be not less than sixty (6) feet in width at the front building line.
- b. Side lot lines should be approximately at right angles or radial to street lines.
- c. The depth of residential lots should not be less than ninety (90) feet.
- d. The area of residential lots shall be not less than five thousand (5,000) square feet.
- e. In residential subdivisions where septic tanks or individual sewage disposal devices are to be installed, the area of the lot shall be not less than twenty-two thousand, five hundred (22,500) square feet, or as required by the state health department where water wells are involved, and the width of the lot at the front building line shall be not less than one hundred (100) square feet.
- f. Lots are not required for subdivision for commercial and industrial use, but when provided they should be of appropriate size and arrangement to provide for adequate off-street parking and loading facilities based on the intended use.
- g. Double frontage and reverse frontage lots should be avoided except where they are needed to provide for the separation of development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least twenty (20) feet in width shall be provided along the portion of the lots abutting such a traffic artery or other use where screening is required. There shall be no right of access across a planting screen easement.

7. **Building Lines:** Building lines shall be provided for all residential subdivisions as follows:

- a. A front building line shall be located at least twenty-five (25) feet back of the street right-of-way line.
- b. A side yard building line on the side of a corner lot abutting the street shall be located not less than fifteen (15) feet back of the street right-of-way when such lot is back to back with another lot and not less than twenty (20) feet back of the street right-of-way line in every other case.
- c. A side yard building lines shall be provided not less than (10)

feet back of a crosswalk right-of-way line on the side of a lot abutting a mid-block crosswalk.

- d. Restrictions requiring buildings to be located within the building lines shown on the plat shall be set forth on the plat or on a separate recorded instrument.

- 8. **Neighborhood Unit Development:** Whenever a subdivision is developed as a neighborhood unit, wherein adequate park or playground area is provided, through traffic is cared for adequately and the majority of the minor streets are of the cul-de-sac or loop type, the planning commission may vary the requirements of this article in order to allow the sub-divider more freedom in the arrangement of streets and lots, but at the same time protect the convenience, health, safety and welfare of the probable future residents of the subdivision as well as the character of the surrounding property and the general welfare of the entire community. However, in no case shall the lot area be less than six thousand (6,000) square feet for detached single-family dwelling. (See Beckham County Zoning Regulation.)

Sections 11-3 through 11-5. (Reserved for future use.)

ARTICLE XII.

IMPROVEMENTS

Section 12-1. General Provisions.

All improvements shall be designed and installed in accordance with all of the elements of the general plan and shall meet the minimum standards established by the regulations and regulations relating thereto.

Section 12-2. Plan Preparation.

Plans for the improvements herein required shall be prepared by the county engineering department or by a qualified engineer, registered in the State of Oklahoma. Two (2) sets of prints of the proposed plans and specifications for all improvements shall be filed with the planning commission at the time of submission of the final plat. One (1) set of "as built" plans and specifications certified and signed by an engineer registered in the State of Oklahoma shall be filed with the County Clerk prior to the acceptance by the Board of County Commissioners of any improvements installed by the developer.

Section 12-3. Surety Bond.

In lieu of completion of the improvements herein required, the County may require the subdivider to file a surety bond to insure the actual construction of such improvements according to the plans and specifications filed with the planning commission within a period of time not to exceed two (2) years from the date of approval of the final plat.

Such bond shall be in the amount of one hundred percent (100%) of the estimated cost of the improvement as determined by the planning commission and with surety and conditions satisfactory to the County.

In any case where the County does not require a bond for the improvements required herein, no building shall be permitted on any lot or in any area in a subdivision where the proposed construction will produce runoff or require utility services that affect other areas or lots located within or outside of the estimated cost is posted for the portion of the drainage or utility improvements that will protect the affected area.

Section 12-4. Permanent Markers.

Each lot and block corner shall be marked with iron pipes or pins not less than one-half (1/2) inch in diameter and not less than eighteen (18) inches long set not less than one (1) inch below the finished grade. Each subdivision corner shall be marked with a permanent concrete marker capped with a non-corrosive metal plate set not less than one (1) inch below the finished grade.

Section 12-5. Street Improvements.

The developer of any subdivision to be used for residential, commercial, industrial or other purposes shall lay out grade and otherwise improve all streets that are designated on the approved plat or that directly serve the subdivision in accordance with the specifications of the county except

where the governing bodies have policies of additional assistance to the owners or developers and in accordance with the following provisions:

1. The new design of an improvement of an intersection of any new street with an existing state or federal highway shall be in accordance with the specifications of the Oklahoma State Department of Transportation, but in no case shall the standard be less than the applicable county specifications.
2. Whenever a subdivision contains a major street that requires a street facility that is more costly than is required to serve the future occupants of the subdivision, the sub-divider shall be required to pay only the portion of the cost of the major street that would equal the cost of an improvement required to serve only the subdivision, as determined by the planning commission.
3. All driveways which connect with public street shall be constructed in accordance with "Standard Design of Driveway Entrances for Oklahoma Highways", revised edition, and subsequent amendments thereto, as prepared by the Oklahoma State Department of Transportation.

Section 12-6. Sidewalks.

A plan for a system of sidewalks and walkways shall be prepared that will provide adequate pedestrian walkways within a residential or commercial subdivision or portion thereof with consideration given to sidewalk connections with all of the community facilities and commercial enterprises located within or adjacent to the subdivision, and in a manner that will provide convenient pedestrian circulation throughout the neighborhood or area in which the subdivision is located.

The planning commission may require the construction of sidewalks to connect with existing or future proposed sidewalks in areas adjacent to the subdivision where such sidewalks are needed for pedestrian circulation. Sidewalks and walkways where constructed in the subdivision shall be in accordance with the sidewalk system plan approved by the planning commission and in accordance with the specifications governing sidewalk and walkway construction.

Section 12-7. Water Lines.

The developer shall install water lines and fire hydrants in accordance with the policies and specifications governing water line construction except where the governing bodies have policies of additional assistance to owners or developers.

Section 12-8. Sanitary Sewers And Septic Tanks.

1. The sub-divider shall install sanitary sewers whenever a sanitary sewer is reasonably accessible as determined by the planning commission. Sanitary sewers shall be installed in accordance with the specifications governing sanitary sewer construction.
2. When subdivisions contain five (5) acres or more, the planning commission may require the sub-divider to install sanitary sewers and a disposal system

that is adequate to serve all of the lots within the subdivision.

3. Whenever the installation of sanitary sewer is not required, septic tanks or other unit disposal systems may be used in accordance with the following provisions:
 - a. A lot for residential use on which a unit disposal system is located shall be not less than twenty-two thousand, five hundred (22,500) square feet in area, or as required by the state health department.
 - b. No portion of any unit disposal system shall be located closer than twenty (20) feet to the lot line of the lot on which the system is located.
 - c. All unit disposal systems shall comply with the requirements of the state and county health departments.
 - d. Septic tanks and laterals must be at least two hundred (200) feet from any municipally owned water well.

Section 12-9. Storm Sewers And Drainage.

Drainage shall be provided in accordance with the specifications contained in the regulations and regulations relating thereto.

Section 12-10. Street Signs.

The developer shall install street signs throughout the subdivision according to the specifications of Beckham County.

Section 12-11. Street Light.

Subdivisions shall have adequate street lighting installed according to the Oklahoma Department of Transportation standards and specifications.

Section 12-12. Maintenance and Supervision.

Where the subdivision contains sewers, sewage treatment plants, water supply systems, or other physical facilities that are necessary or desirable for the welfare of the area or that are of common use or benefit and which are not or cannot be satisfactorily maintained by an existing public agency; provision shall be made which is acceptable to the agency having jurisdiction over the location and maintenance of such facilities for the property and continuous operation, maintenance and supervision of such facilities.

Sections 12-13 through 12-15. (Reserved for future use.)

ARTICLE XIII.

PLAT PREPARATION AND APPROVAL PROCEDURE

Section 13-1. The Preliminary Plat.

1. General: The sub-divider shall prepare a preliminary plat for submission to the planning commission along with a filing fee established by the County. Four (4) copies of the preliminary plat shall be submitted to the office of the planning commission not less than seven (7) days prior to the meeting at which it is to be considered.
2. Certification of Design: The preliminary plat shall be accompanied by a statement signed by the registered engineer preparing the plat certifying that he has, to the best of his ability, designed the subdivision in accordance with the Comprehensive Plan, with which he is completely familiar, and in accordance with the regulations and regulations governing the subdivision of land, except where an exception is requested in writing and the reasons for which are clearly stated.
3. Contents of Preliminary Plat: The preliminary plat shall be drawn at a scale of one hundred feet to one inch and shall contain or be accompanied by the following information:
 - a. The proposed name of the subdivision.
 - b. The name and address of the owner of record, of the sub-divider and of the registered engineer, preparing the plat.
 - c. A key map showing the location of the proposed subdivision referenced to existing or proposed major streets and to government section lines, and including the boundaries and number of acres of the drainage area of which the proposed subdivision is a part.
 - d. The scale, north point and date.
 - e. The names, with location of intersecting boundary lines, of adjoining subdivision, and the location of city limits, if falling within or immediately adjoining the tract.
 - f. The land contours with vertical intervals not greater than two (2) feet referenced to a United States geological survey or coast and geodetic survey benchmark or monument.
 - g. The location of existing buildings, water, water courses and the location of dedicated streets at the point where they adjoin and/or are immediately adjacent to the subdivision; provided, however, that actual measured distances shall not be required.

- h. The length of the boundaries of the tract, measured to the nearest foot, the proposed location and width of streets, alleys, easements and setback lines and the approximate lot dimensions.
- i. The location, approximate size and type of sanitary and storm sewers, water mains, culverts, power and natural gas lines and other surface and subsurface structures and pipe lines existing within or immediately adjacent to the proposed subdivision; and the location, layout, type and proposed size of the following structures and utilities:
 - (1) Water mains
 - (2) Sanitary sewer mains, sub-mains, and laterals
 - (3) Storm sewers, culverts and drainage structures
 - (4) Street improvements
- j. The location of all drainage channels subsurface drainage structures, the proposed methods of disposing of all runoff from the proposed subdivision, and the location and size of all drainage easements relating thereto whether they are located within or outside of the proposed plat.
- k. The classification of every street within or adjacent to the subdivision in accordance with the intended use of the street based on the proposed design. This shall be done by placing the appropriate term, expressway, primary thoroughfare, secondary thoroughfare, collector or minor street in parentheses, directly on each street.

4. Planning Commission:

The planning commission shall approve, approve conditionally or disapprove the plat within sixty (60) days of the date of its submission by the applicant.

If no action be taken by the planning commission at the end of sixty (60) days after submission, the plat shall be deemed to have been approved, unless stipulation for additional time is agreed to by sub-divider.

If the preliminary plat is disapproved or approved conditionally, the reasons for such action shall be stated in writing, a copy of which shall be signed by the planning commission chairman and shall be attached to one (1) copy of the plat and transmitted to the sub-divider. The reasons for disapproval or conditional approval shall refer specifically to those parts of the general plan or specific regulation with which the plat does not conform.

On conditionally approving a plat, the planning commission may require submission of a revised preliminary plat. If the plat conforms to all of the standards, or after the applicant and planning commission agree upon any revision, which shall be tiled with the planning commission on a revised copy, the sub-divider may proceed with the laying out of streets and roads, the preparation of utility plans and with the preparation of a final plat.

Section 13-2. The Final Plat.

1. Plat Preparation:
A final plat neatly drawn with a CAD computer program and on permanent plastic film and three (3) dark line prints thereof shall be submitted to the office of the planning commission not less than five (5) days before the planning commission meeting at which it is to be considered for final approval. At the same time there shall be submitted two (2) sets of the proposed plans and specifications for all improvements and the proposed reconstructions in final form; provided, however, the final plat may be approved subject to later submission of final improvement plans and specifications. Digital copy of all plans and plats shall be required.
2. Time of Submission:
The final plat of the proposed subdivision shall be submitted to the planning commission and County for final approval within one (1) year of the date on which the preliminary plat was approved. If not submitted for final approval within such time the preliminary plat shall be considered as having been disapproved unless the planning commission agrees to an extension of time. The final plat shall be filed in the office of the County Clerk within thirty (30) days after approval by the planning commission and the Board of County Commissioners, or if not file within such time said approval shall be considered as having been voided.
3. Drafting:
The final plat shall be drawn at a scale of at least one hundred (100) feet to the inch from an accurate survey and on sheets whose dimensions are twenty-one (21) inches by thirty-three (33) inches between border lines. On the first sheet of every plat there shall be a key map showing the location of the subdivision referenced to government survey section lines and major streets. If more than two (2) sheets are required for the plat, the key map shall show the number of the sheet for each area. A border on one-half (1/2) inch surrounding the sheet shall be left blank at the top, bottom and right side, and there shall be a margin of two (2) inches at the left side for binding purposes.
4. Contents of the Final Plat: The final plat shall show:
 - a. The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.
 - b. The length of all required lines dimensioned in feet and decimals thereof and the value of all required true bearings and angles dimensioned in degrees and minutes as hereafter specified.
 - c. The boundary lines of the land being subdivided fully dimensioned by length and bearings, the location of boundary lines of adjoining lands and adjacent subdivisions identified by official names. Area which is not a part of the subdivision shall be shown in dashed or dotted lines.

- d. The lines of all proposed streets fully dimensioned by lengths and bearings or angles.
- e. The lines of all proposed alleys. Where the angle and/or directions of an alley is not readily discernible from data given for lot and block lines, the length and/or bearing shall be given.
- f. The width, and names where appropriate, of all proposed streets and alleys, and of all adjacent streets, alleys and easements which shall be properly located.
- g. The lines of all proposed lots fully dimensioned by length and bearings or angles; except where a lot line meets a street line at right angles, the angle or bearing value may be omitted.
- h. The outline of any property which is offered for dedication to public use fully dimensioned by length and bearings, with the area marked "PUBLIC".
- i. The blocks numbered consecutively throughout the entire subdivision, the lots numbered consecutively throughout each block and with areas to be excluded from platting marked "RESERVED" or "NOT A PART".
- j. The location of all building lines, setback lines, and easements for public services or utilities with dimensions showing their location.
- k. The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns.
- l. The proper acknowledgements of owners and the consent of the mortgagee to plat restrictions.
- m. The following, which shall be made and shown on the cloth tracing:
 - (1) Owner's certificate and dedication, signed.
 - (2) Engineer's certificate of survey, signed and his seal.
 - (3) Certificate for release of mortgage for any portion dedicated to the public.
 - (4) Reference to any separate instruments, including restrictive covenants, filed in office of the county recorder of deeds which directly affect the land being subdivided.
 - (5) Certificate of planning commission approval.
 - (6) Certificate of County acceptance of ways, easements and public land dedications.
 - (7) Treasurer's certificate.

n. A title which shall include:

- (1) Name of the subdivision.
- (2) Name of County, county and state.
- (3) Location and description of the subdivision referenced to section, range and township.

5. Planning Commission Action:

- a. The planning commission shall act upon the final plat within forty-five (45) days after it has been submitted for final approval. This approval and the day thereof shall be shown on the plat over the signature of the planning commission chairman or secretary member. Unless stipulation for additional time is agreed to by the developer, and if no action is taken by the planning commission at the end of forty-five (45) days after submission, the plat shall be deemed to have been approved.
- b. If the final plat is disapproved, grounds for this refusal shall be stated in writing, a copy of which shall be transmitted with the tracing and prints to the applicant. The reasons for disapproval shall refer specifically to those parts of the general plan or regulation or regulation with which the plat does not comply.

6. Board of Commissioners Action: Before recording the final plat, it shall be submitted to the Board of Commissioners for approval and for acceptance of public streets, alleys and utility easements and land dedicated to public use. This approval of the plat shall be shown over the signature of the mayor and properly attested. The disapproval of any plat or plan by the County shall be deemed a refusal of the proposed dedications shown thereon.

7. Recording of Plat: After final approval of the plat and the affixing of all required signatures on the original tracing, the sub-divider shall provide the planning commission with two (2) dark line prints thereof and one contact reproducible cloth tracing. The applicant shall file the original tracing, one dark line on cloth and one contact reproducible tracing on cloth or film with the County Clerk.

8. Abandonment of Approved Plat: All plats may be considered as void if development is not begun within two (2) years from the official recording date of the said plat with the County Clerk.

Sections 13-3 through 13-5. (Reserved for future use.)

ARTICLE XIV

ADMINISTRATION AND AMENDMENT

Section 14-1. Variations and Exceptions.

Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these regulations would result in substantial hardship or inequity, the planning commission may vary or modify, except as otherwise indicated, requirements of design, but not of procedure or improvements, so that the sub-divider may develop his property in a reasonable manner, but so, at the same time, the public welfare is protected and the general intent and spirit of these regulations preserved. Such modification may be granted upon written request by the sub-divider stating the reason(s) for each modification and may be waived by an affirmative vote of three-fourth (3/4) of the membership of the planning commission.

Section 14-2. Validity.

If any section, clause, paragraph, provision or portion of these regulations shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of these regulations.

Section 14-3. Repeal.

All regulations or regulations or parts thereof which are in conflict with these regulations are hereby repealed.

Section 14-4. Violation and Penalty.

1. No building permit shall be issued for any new structure or change, improvement or alteration of any existing structure, on any tract of land which does not comply with all of the provisions of these regulations.
2. Whoever, being the owner or agent of the owner, of any land within the area, transfers, or sells or agrees to sell, or negotiates to sell any land by reference to or exhibition thereof, or by other use of a plat of a subdivision or a contract for deed or other instrument before such plat or deed or instrument has been approved by the planning commission and the County; or whoever, being the owner or agent of the owner of any parcel of ground, transfers, or sells or agrees to sell, or negotiates to sell any tract of land of less than ten (10) acres where such tract was not shown of record in the office of the County Clerk as separately owned at the effective date of the regulations here provided, and not located within a subdivision approved according to law and filed of record in the office of the County Clerk: or is so located, not comprising at least one (1) entire lot as recorded, without first obtaining the written approval of the County by its endorsement on the instrument of transfer, or contract of sale or other agreement to transfer, shall be subject to the penalties provided below; and such transaction shall be unlawful and shall not be recorded by the County Clerk.

3. A violation of these regulations shall be deemed a misdemeanor and shall be punishable by fine. Any person, firm or corporation who violates or refuses to comply with any of the provisions of these regulations shall be fined for each offense. Each day a violation is permitted to exist shall constitute a separate offense.

Section 14-5. Forms For Subdivision Compliance.

The following tables list the forms for compliance with subdivision regulations:

Table I. Subdivision Bond.

KNOW ALL MEN BY THESE PRESENT:

That we, _____, as PRINCIPAL and the undersigned Surety, are held and firmly bound unto Beckham County, Oklahoma, hereinafter called COUNTY, in the full sum of _____ DOLLARS (\$ _____), for the payment of which, well and truly made, we, and each of us, bind ourselves jointly and severally, by these present.
Dated this _____ day of _____, 20__.

The conditions of this obligation are such that:

WHEREAS, PRINCIPAL has submitted to the County a preliminary plat for subdivision or a tract of land described as follows:

AND, WHEREAS, PRINCIPAL has, pursuant to the regulations or regulations of Beckham County, elected to file this bond in lieu of actual completion of improvements and utilities in the above subdivision.

NOW THEREFORE, if the PRINCIPAL shall within two (2) years form date of approval of the final plat of the subdivision, faithfully install and complete improvements and utilities in the subdivision according to the regulations of regulations, approved plans, specifications and subdivision rules and regulations of the COUNTY an pall all bills for contractors, subcontractors, labor and materials incurred in completion thereof; and shall hold harmless and indemnify the COUNTY and all interested property owners against liability, loss or damage by reason of failure of the PRINCIPAL to faithfully perform the conditions hereof, then this obligation shall be null and void, otherwise to remain in full force and effect; PROVIDED, however, that actions upon this bond by contractors, subcontractors, laborers or material men shall be limited to six (6) months from and after completion of the improvements and utilities above referred to.

Signed, sealed and delivered the day and year first above written,

Principal

ATTEST:

Secretary

Approved as to form and legality this _____ day of _____, 20__.

District Attorney

Approved by the Board of County Commissioners this _____ day of _____ 20__.

Clerk

Chairman Board of Commissioners

Table II. **Owner's Certificate And Dedication**

We, _____, the undersigned, do hereby certify that we are the owners of and the only persons having any right, title, or interest in the land shown on the annexed map of _____ and that the plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use all the streets as shown on said annexed map; that the easements as shown on the annexed map are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

RESTRICTIONS: (if any follow here)

Names: _____	Address: _____
_____	_____
_____	_____

Witness _____ hand _____ this _____ day
of _____, 20____.

(ACKNOWLEDGEMENT)

Table III. Surveyor's Certificate

I, _____, the undersigned, do hereby certify that I am by profession a land surveyor of civil engineer and that the annexed map of _____ consisting of _____ sheets, correctly represents a survey made under my supervision of the _____ day of _____, 20____, and that all of the monuments shown hereon actually exist and their positions are correctly shown.

Signature

Name

Address

License #:

(ACKNOWLEDGEMENT)

Table IV. Planning Commission Approval

I, _____, Chairman/Secretary of the Planning Commission of Beckham County, State Of Oklahoma, hereby certify that the said Commission duly approved the development map of _____ on the _____ day of _____, 20____.

Chairman

ATTEST:

Secretary

Table V. Acceptance of Dedication By the Board of Commissioners

BE IT RESOLVED by the Board of County Commissioners of Beckham County, Oklahoma, that the dedications shown on the attached plat of _____ are hereby accepted.

Adopted by the Board of Commissioners _____ this _____ day of _____, 20____.

Chairman

ATTEST:

Clerk

Table VI.

Certificate Of Percolation Test

(Applicable where septic tanks are to be used)

I, _____, registered engineer in the State of Oklahoma,
certify that a soil survey has been completed by _____

(name of testing laboratory)

on _____ (date) and that this test shows that soil to be
sufficiently porous to permit septic tanks for each lot shown on the plat.

Name

Title

Table VII. Release Of Mortgage

In consideration of the platting of the property shown on the map of _____
subdivision, and other good and valuable considerations, receipt of which is hereby acknowledged,
_____ do hereby release, relinquish and forever discharge a certain
mortgage made by _____ and dated the _____ day of
_____, 20____, to _____ which is recorded in the Book
_____ of Mortgages at Page _____ of the records of _____ County,
State of Oklahoma, insofar as the same covers all property dedicated for streets, alleys, parks,
boulevards, easements of public use, as shown on said map.

Witness _____ hand _____

This _____ day of _____, 20____.

Signature

Name and Title

(ACKNOWLEDGEMENT)

Table VIII. County Treasurer's Certificate

I, _____, do hereby certify that I am the duly elected, qualified and acting county treasurer of _____ County, State of Oklahoma. That the tax records of said county show all taxes are paid for the year _____ and prior years on the land shown on the accepted plat of _____. Addition in _____ County, Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

In witness whereof, said county treasurer has caused the instrument to be executed at _____, Oklahoma on this _____ day of _____, 20__.

County Treasurer

ARTICLE XV

SOIL EROSION CONTROL

Section 15-1. Owners and Developers Obligation.

It shall be the duty and obligation of all owners or developers of additions or tracts of land within the County boundaries of Beckham County, Oklahoma, to take reasonable and necessary action to prevent the unreasonable erosion within said additions or tracts.

Section 15-2. Washing and Sifting Of Soil Onto Streets And Alleys.

Extraordinary washing and sifting of soil onto the streets or alleys, or adjacent properties shall be deemed to be unreasonable erosion as defined herein.

Section 15-3. Public Works Administration Empowered To Inspect.

The Building Officials of Beckham County, shall be empowered to make inspections of such situations and conditions, and direct the owner or developer as to necessary correction action, and that such order of the Building Official shall be subject to review by the board of commissioners of the County upon five (5) days notice and demand by such owner or developer.

Section 15-4. Proof of Compliance.

Before such tract or addition shall be accepted by Beckham County as a dedicate plat, and before a building permit is issued for any part thereof, the owner or developer shall furnish to the Building Official proof of compliance with the article or proof of adequate planning for such compliance.

Section 15-5. Penalty.

Each violation of this article shall constitute a separate offense, and shall be punishable as provided in this code.

Section 15-6. Provisions Severable.

Should any part of this article be held by any court of competent jurisdiction to be invalid, or be held to be invalid with reference to any part, parcel or portion of the land described herein, such holding shall not affect the validity of this article with reference to the remainder of said article or of said land.

Section 15-7. (Reserved for future use.)

**ARTICLE XVI
GENERAL POLICIES AND DESIGN STANDARDS FOR
STORM DRAINAGE AND FLOOD HAZARD AREAS**

Section 16-1. Findings of Fact.

The periodic flooding of areas within Beckham County results to hazards to life and property, in the disruption of commerce and governmental services, extraordinary expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. Flood and associated losses and caused by the location in flood hazard areas of buildings, structures and uses of land which are inadequately protected from flooding and erosion, and which contribute to flooding by impeding the flow of drainage and by increasing flood heights through displacement of storm water in floodway and flood-fringe area.

Section 16-2. Purpose and Scope.

These regulations and standards are to protect the various portions of the urban area from flooding, to provide clean and sanitary channels for run-off, to prevent pollution of watersheds, streams and natural drainage channels, to prevent the encroachment of buildings and improvements on natural drainage channels, to equitably apportion the cost of improvements, to protect natural scenic areas, and to provide for the conservation of the natural resources of the area.

Section 16-3. Application.

All subdivisions of land shall comply with the design and improvement requirements herein established for the protection of flood hazard areas and the prevention of erosion.

Section 16-4. Classification of Drainage Channels and Designation of Responsibility.

1. For the purposes of these regulations drainage shall be classified as follows:
 - a. Surface drainage is runoff of such a limited quantity and/or slow rate that it does not cause erosion of defined channel.
 - b. A minor tributary is any drainage channel having a drainage basin of 640 acres (one square mile) or less in area.
 - c. A major tributary is any channel having a drainage basin of not less than one square mile or greater than twenty-five (25) square miles.
 - d. A river is any channel having a drainage basin of greater than twenty-Five (25) square miles.
2. It is intended that responsibility for drainage be allocated as Follows, unless otherwise specifically designated:
 - a. The developer of a subdivision is responsible for the following:

- (1) All surface drainage on the subdivision.
 - (2) All increase in surface drainage outside the subdivision which results from the development of the subdivision.
 - (3) The improvement of all minor tributaries lying within the subdivision.
 - (4) Any significant increase in rate or quantity of runoff in any minor or major tributary or river which results from the development of the subdivision.
 - (5) Provision for the maintenance of all floodway and flood-fringe areas of major tributaries and rivers which have not been dedicated to the public.
- b. The city and other levels of government will be responsible for the follow:
- (1) The improvement of floodways of major tributaries.
 - (2) The improvement of river floodways.
 - (3) The maintenance of floodway and flood-fringe areas dedicated to the public.

Section 16-5. Methods for Determining Flood Hazard Areas and Flow And Runoff.

1. Flood Hazard Areas

The designation of flood hazard areas is set forth on the FLOOD HAZARD MAP. The boundaries of all floodway and flood-fringe areas shall be designated on the preliminary and the final plat and shall be clearly marked.

2. Alternative Methods for Determining Stream Flow and Runoff Characteristics

For all areas not otherwise designated in a floodway or a flood-fringe area, the developer shall be responsible for having an engineer, registered in Oklahoma, prepare a drainage assessment of all of the area of the proposed subdivision, and all area affected by runoff resulting from development of proposed subdivision in accordance with the following provisions:

- a. The one hundred year maximum flood shall be used as the basis for the sizing of all drainage channels, bridges and other structures, unless otherwise specified herein.
- b. The calculation of all runoff shall be based on saturated urbanization of the drainage basin for minor tributaries and surface drainage, as reflected in the Comprehensive Plan for the

city; and shall be based on the maximum degree of urbanization, as reflected in the Comprehensive Plan, for the drainage basin of a major tributary or river.

- c. The calculation of stream flow and runoff characteristics of the subdivision shall be carried out in consultation with the County engineer, and the methodology and formulas used shall result in quantities which would be not less than those derived from the application of the following formulas and values:

- (1) Runoff from all drainage areas shall be not less than that determined by Rational Formula:

$$Q = AIR$$

Q - Cubic feet per second

A - Area to be drained in acres, determined by field surveys for areas less than 640 acres, and by latest government quadrangle maps for larger areas.

I - Percent of imperviousness of the area. This may vary between 40% and 95% but no value of less than 50% may be used for saturated urban development.

R - Rate of rainfall over entire drainage area in inches per hour, based on time of concentration and latest government records for area.

- (2) The size of closed storm sewers, open channels, culverts, and bridges shall be not less than that determined by using the Manning Formula:

$$1,486 \frac{2}{3} A$$

$$Q = \frac{r^{\frac{2}{3}} s}{n}$$

Q - Discharge in cubic feet per second.

A - Cross sectional area of water in conduit in square feet.

r - Hydraulic radius of water in conduit.

s - Mean slope of hydraulic gradient, in feet of vertical rise per foot of horizontal distance.

n - Roughness coefficient, based on condition and type of material of conduit lining, but not less than 0.013.

Section 16-6. Flood Hazard Areas on Major Tributaries and Rivers.

All floodway and flood-fringe areas located within the subdivision shall be protected and improved by the developer as follows:

1. All floodways shall be designated as "Flowage Easements" and shall be maintained as permanent open space for use for private recreation or agriculture for which no buildings or structures are required, or dedicated to the public for drainage, recreation and utility use.
2. All flood-fringe areas shall be planned for uses which are permitted in the flood-fringe area of the zoning regulation, and in no case shall the proposed use or construction cause a displacement of flood water in the flood-fringe that will increase flooding in other areas of the floodway or flood-fringe.
3. When it is determined by the County engineer that the development of the subdivision will significantly increase run-off in the flood hazard area or will otherwise adversely affect storm water runoff, the planning commission may require any or all of the following to the extent needed to reduce the adverse effects of the development:
 - a. The design and installation of storm water detention basins and flow retardation structures to control the rate of runoff may be required within or outside the subdivision.
 - b. The existing floodway lying within or immediately adjacent to the subdivision shall be cleaned to provide for the free flow of water, and the channel shall be straightened, widened, and improved to the extent required to prevent overflow beyond the limits of the floodway.
 - c. Site improvement shall provide for the grading of all building sites and streets to an elevation where all lots, building areas, and streets will not be subject to overflow, and in a manner that will provide for the rapid runoff of all rainfall; however, such improvements shall be carried out in a manner that will preserve and protect large trees and attractive physical features of the area.
 - d. Whenever channel improvement is carried out, sodding, back-sloping, cribbing, and other bank protection shall be designed and constructed to control erosion for all the anticipated conditions of flow for the segment of channel involved.
 - e. A drainage channel shall not be located in a street easement unless it is placed in an enclosed storm sewer, or unless a paved street surface is provided on both sides of a paved channel to give access to abutting properties.
 - f. Culverts, bridges, and other drainage structures shall be constructed in accordance with the specifications of the County at all locations where drainage channels intersect with continuous streets or alleys.

Section 16-7. Minor Tributaries and Drainage Improvements.

All minor tributaries and surface drainage located within or immediately adjacent to serving the subdivision shall be improved by the developer, as follows:

1. All minor tributary channels shall be improved in accordance with the standards set forth on Figures B, C, D, or E, or other equivalent standards, as determined by the County engineer. Sections on Figure E shall be used only for channels of minor tributaries which drain less than eighty (80) acres, and which are designed as an integral part of the landscape of the area so that maintenance of sodded slopes will be the responsibility of the property owners abutting the channel. All channels shall be designed for self-cleaning and ease of maintenance, shall have sufficient hard surface along the flow line to prevent ponding of water, and shall have design characteristics of alignment, materials of construction and cross-sectioned elements that will be hydraulically efficient and visually harmonious with the adjacent landscape.
2. The design and installation of storm water detention basins and flow retardation structures to control the rate of runoff may be required within or outside the subdivision.
3. Enclosed storm sewers may be required by the County engineer where special or unusual conditions make open channels hazardous or otherwise unfeasible.
4. A drainage channel shall not be located in a street easement unless it is placed in a closed storm sewer, or unless a paved street surface is located on both sides of a paved drainage channel to give access to abutting properties.
5. Site grading shall be carried out in such a manner that surface water from each lot shall flow directly to a storm sewer, improved channel or paved street without crossing more than two adjacent lots.
6. Surface water collected on streets shall be diverted to storm drains at satisfactory intervals to prevent overflow of six-inch-high curbs during a fifty-year frequency rain for the area and grades involved; provided; however, that in no case shall the drainage area served by one street exceed twenty acres, regardless of the amount of flow.
7. Drainage easements of satisfactory width to provide working room for construction and maintenance shall be provided for all storm sewers. In no case shall the total easement be less than twenty feet.
8. Bridges and Culverts
 - a. Bridges or culverts shall be provided where water courses cross continuous streets or alleys.

- b. Bridges and culverts shall be sized to accommodate a 100-year frequency rain, based on the drainage area involved.
- c. Design of bridges and culverts shall conform to County construction specifications.

9. Closed Storm Sewers

Closed storm sewers shall be constructed of precast or prefabricated pipe or built in place of closed box design to conform with County construction specifications to serve a 100-year frequency rain for the drainage area involved.

10. Open Paved Storm Drainage

- a. Open paved storm drainage channels shall be constructed in accordance with County specifications.
- b. Side slopes above the paved section shall be shaped and sodded on a slope of four horizontal to one vertical or flatter.
- c. Fences shall be outside of the 100-year frequency flooding line, shall not be erected below the sodded section, and in no case shall fences be closer than six feet (measured horizontally) to the edge of the paved section, except on Figure C sections.
- d. Hand-laid rip-rap may be substituted for sodded shoulders where desired for landscape purposes.

Section 16-8. Drainage Channels and Storm Sewers Outside Addition Boundaries.

The County reserves the right to require improvements, provisions of drainage easements, and for provision of agreements beyond the boundaries of the subdivision to facilitate flow of water through the addition, to avoid probability of law suits based on damage from changed runoff in the subdivision, and to provide continuous improvement of overall storm drainage system.

Requirements outside the addition may include the following:

- 1. Improvements may be required in channels or storm sewers flowing to or from the addition, or in channels or storm sewers located in adjacent areas that are affected by flow of water from the addition.
- 2. The following kinds of improvements may be required:
 - a. Enlargement or replacement of undersized drainage structures to provide free flow.
 - b. Removal of obstructions.
 - c. Straightening of channel.
 - d. Widening or deepening of the channel.

- e. Construction of erosion control structures.
 - f. Back sloping, sodding, and/or rip-rapping of bank.
 - g. Construction of closed or open paved storm sewer system.
- 3. Property owner agreements, where required, shall be designed to protect the County from probable lawsuits for damage, caused by changed runoff condition.
 - 4. When subdivision development will result in increased runoff beyond the boundaries of the subdivision which cannot be accommodated through channel improvements without causing downstream flooding, the County planning commission may require the construction of one or more retention reservoirs on the subdivision which will temporarily impound and discharge water from the subdivision site at the rate and volume equivalent to the discharge from the undeveloped subdivision site. The design shall be for a 100-year frequency flood. Plans shall be approved by the County engineer. The construction and maintenance of retention reservoirs shall be the responsibility of the developer.

Section 16-9. (Reserved for future use.)

ARTICLE XVII

PENALTY

Section 17-1. Penalty.

Any person, firm or corporation who violates any provision of this regulation shall be deemed a misdemeanor and shall be punished by fine and or by imprisonment or both. Each day upon which a violation continues shall be deemed a separate offense.

Section 17-2. Violation and Penalty.

No building permit shall be issued for any new structure or change, improvement, alteration of any existing structure on any tract of land, which does not comply, with all of the provisions of these Rules and Regulations.

A violation of these Rules and Regulations shall be deemed a misdemeanor and shall be punishable by fine. Any person, firm or corporation who violates or refuses to comply with any of the provisions of these Rules and Regulations shall be fined not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00), including costs for each offense. Each day a violation is continued to exist shall constitute a separate offense.

Section 17-3. Emergency.

It being immediately necessary for the preservation of the public peace, health and safety, an emergency is hereby declared to exist, by reason whereof this regulation shall be in full force and effect from and after its passage, approval and publications.

PASSED AND APPROVED this _____ day of _____, 20__.

Chairman, Board of County Commissioners

(SEAL)

ATTEST:

County Clerk

APPENDIX

PLANNING AND ZONING PROCESS

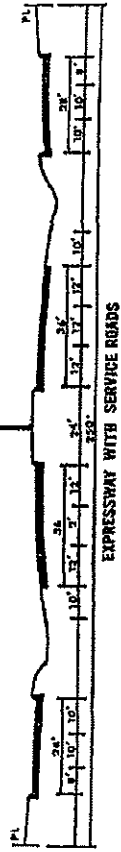
DESIGN STANDARDS FOR URBAN STREETS

PERMANENT CONCRETE MARKER FOR SUBDIVISION AND BLOCK CORNER

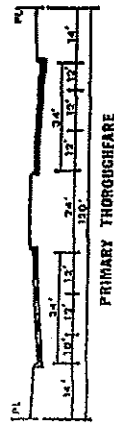
IMPROVED DRAINAGE CHANNELS

DESIGN STANDARDS FOR URBAN STREETS

EXPRESSWAY

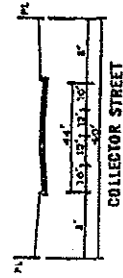


MAJOR STREET

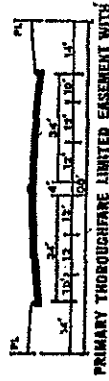


PRIMARY THOROUGHFARE

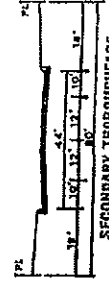
MINOR STREET



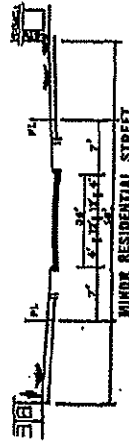
COLLECTOR STREET



PRIMARY THOROUGHFARE LIMITED EASEMENT WITH



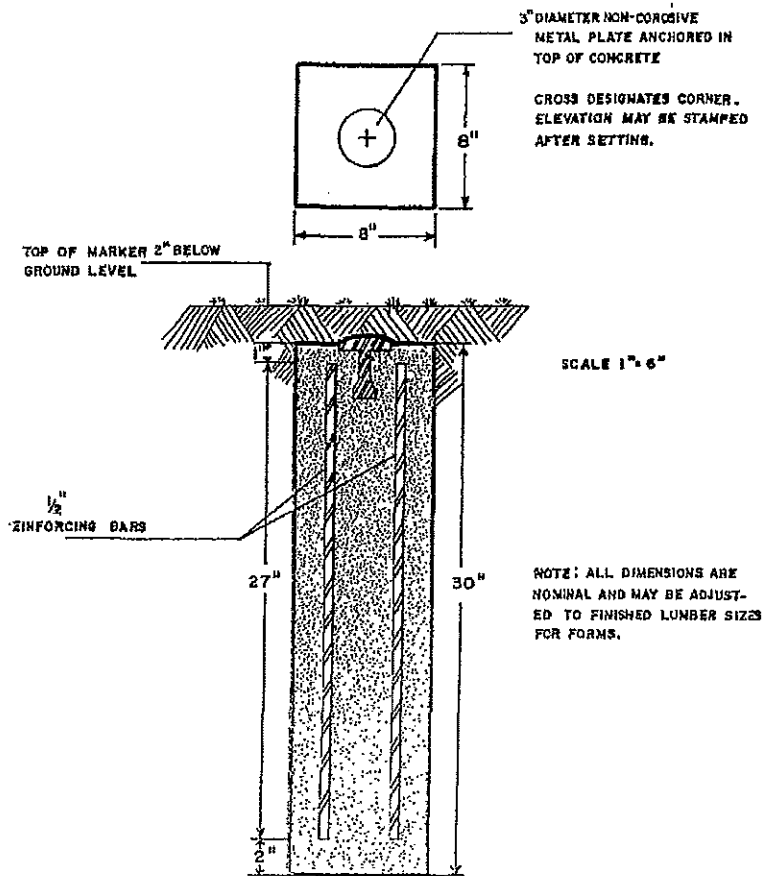
SECONDARY THOROUGHFARE



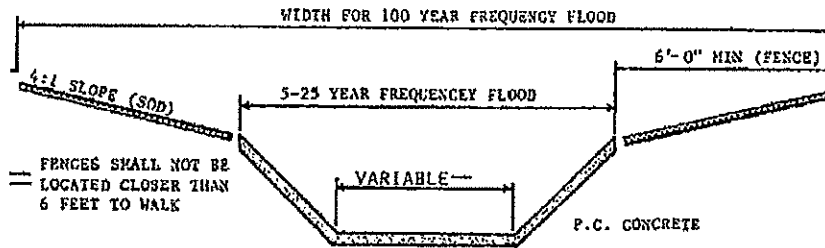
MINOR RESIDENTIAL STREET

FIGURE A

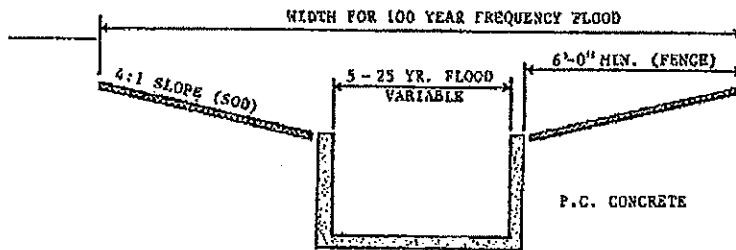
PERMANENT CONCRETE MARKER FOR SUBDIVISION AND
BLOCK CORNERS



IMPROVED DRAINAGE CHANNEL



TYPICAL SECTION - SLOPING WALLS

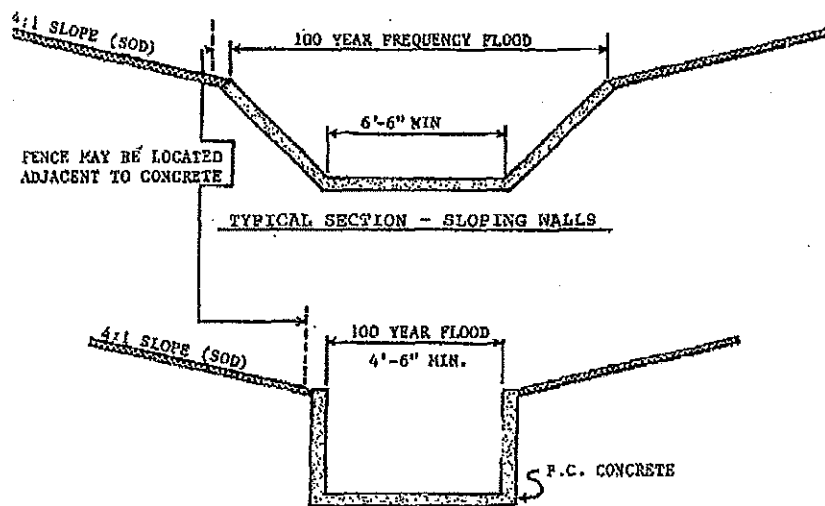


TYPICAL SECTION - STRAIGHT WALLS

GENERAL SPECIFICATIONS

1. USE OF SLOPING WALLS OR STRAIGHT WALLS IS OPTIONAL
2. CONSTRUCTION OF CONCRETE LINING SHALL CONFORM TO CITY SPECIFICATIONS
3. STRAIGHT WALLS SHALL BE DESIGNED TO WITHSTAND EARTH PRESSURES
4. SLOPING WALLS SHALL HAVE SLOPE RATION OF 1 HORIZONTAL TO VERTICAL, OR FLATTER
5. SLOPED GRADE RATION SHALL BE 4 HORIZONTAL TO 1 VERTICAL, OR FLATTER

IMPROVED DRAINAGE CHANNEL

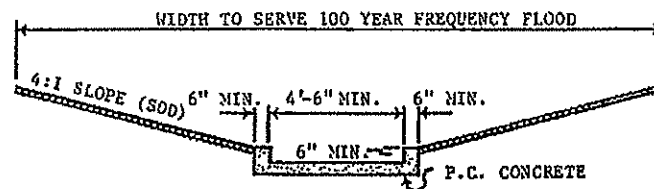


TYPICAL SECTION - STRAIGHT WALLS

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1. USE OF SLOPING WALLS OR STRAIGHT WALLS IS OPTIONAL
2. CONSTRUCTION OF CONCRETE LINING SHALL CONFORM TO CITY SPECIFICATIONS
3. STRAIGHT WALLS SHALL BE DESIGNED TO WITHSTAND EARTH PRESSURES
4. SLOPING WALLS SHALL HAVE SLOPE RATIO OF 1 HORIZONTAL TO 1 VERTICAL OR FLATTER
5. SLOPED SLOPE RATIO SHALL BE 4 HORIZONTAL TO 1 VERTICAL OR FLATTER

IMPROVED DRAINAGE CHANNEL

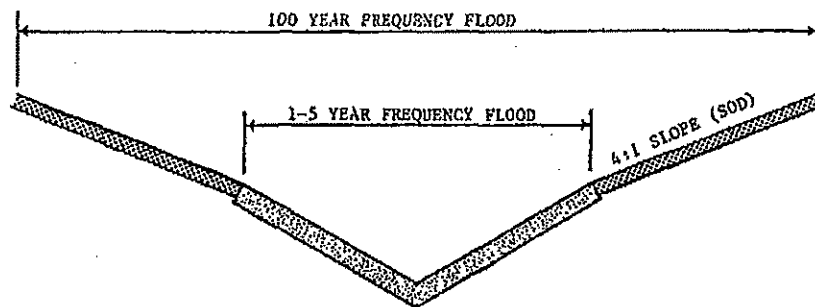


TYPICAL SECTION

GENERAL SPECIFICATIONS

1. SLOPES BACK CURB SHALL HAVE A RATION OF 4 HORIZONTAL TO 1 VERTICAL OR FLATTER
2. SLOPES SHALL BE SODDED UNIFORMLY TO PERMIT MOWING
3. CONCRETE CONSTRUCTION SHALL CONFORM TO CITY SPECIFICATIONS
4. THIS SECTION SHALL BE CONSTRUCTED ONLY IN THOSE LOCATIONS OUTLINED IN GENERAL POLICIES AND REQUIREMENTS

IMPROVED DRAINAGE CHANNEL



TYPICAL SECTION - V SLOPING WALLS

GENERAL SPECIFICATIONS

1. CONSTRUCTION OF CONCRETE LINING SHALL CONFORM TO CITY SPECIFICATIONS.
2. SLOPING WALLS SHALL HAVE SLOPE RATIO OF 1 HORIZONTAL TO 1 VERTICAL OR FLATTER
3. SODDEN SLOPE RATIO SHALL BE 4 HORIZONTAL TO 1 VERTICAL, OR FLATTER