

CITY OF NOBLE ORDINANCE NO. 614

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF NOBLE, OKLAHOMA, AMENDING PART 12, CHAPTER 3, SECTION 304.1.1 OF THE CODE OF ORDINANCES BY REFERRING TO THE MINIMUM PARKING REQUIREMENTS ORDINANCE AS SHOWN BY TABLE 12-470.1 OF THE CITY OF NOBLE TO ESTABLISH THE PARKING REQUIREMENTS WITHIN THE LOFT APARTMENTS USE DESIGN STANDARDS; AMENDING TABLE 12-470.1 OF THE NOBLE CODE OF ORDINANCES INsofar AS SAID TABLE CONTAINS THE MINIMUM PARKING REQUIREMENTS FOR LOFT APARTMENTS, CHILD CARE CENTERS, SITDOWN DRINKING ESTABLISHMENTS, DRIVE IN EATING ESTABLISHMENTS, FAST FOOD EATING ESTABLISHMENTS, FUNERAL/INTERMENT SERVICES, RESTRICTED AND GENERAL PERSONAL SERVICE OFFICES, MINERAL AND RAW MATERIAL AND OIL AND GAS MINING AND PROCESSING; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY AND PROVIDING FOR THE DECLARATION OF AN EMERGENCY IF BY SEPARATE VOTE THE CITY COUNCIL DETERMINES THAT AN EMERGENCY EXISTS NECESSITATING THAT THIS ORDINANCE BE DECLARED TO BE EFFECTIVE IMMEDIATELY UPON ITS ADOPTION.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF NOBLE, OKLAHOMA:

SECTION 1. That PART 12, CHAPTER 3, SECTION 304.1.1 of the Code of Ordinances of the City of Noble is hereby amended and from and after the effective date of this Ordinance shall read as follows:

SECTION 12-304.1.1 LOFT APARTMENTS – RESTRICTED – SPECIAL USE PERMIT REQUIRED.

Loft Apartments may be permitted on review in accordance with the provisions contained in this Code only on property located on Main Street between Cherry Street and Ash Street under the following limited and restricted conditions:

- A. The residential use must be restricted to the second or third floor of a multi-story building. The ground floor and any below grade floors of said multi-story building must be commercial in use.
- B. The residential use must be for apartments only for rental terms of no less than one month.
- C. The Loft Apartments shall be self contained with private kitchens, baths and living areas and contain no less than four hundred fifty (450) square feet per unit.
- D. All uses shall contain adequate space on private property to provide for parking, loading, and maneuvering of vehicles in accordance with the regulations shown in Table 12-470.1 of this code.
- E. Loft Apartments may only be located in the City of Noble pursuant to a Special Use Permit as authorized pursuant to 12-420.1.2.

SECTION 2. That TABLE 12-470.1, UNIT USE CLASSIFICATION WITH APPLICABLE PARKING STANDARDS in the Code of Ordinances of the City of Noble is hereby amended and from and after the effective date of this Ordinance shall read as follows:

TABLE 12-470.1
UNIT USE CLASSIFICATION WITH APPLICABLE PARKING STANDARDS

<u>USE UNIT</u>	<u>PARKING STANDARD</u>
<u>RESIDENTIAL USE UNITS</u>	
12-304.1 Single Family Detached Residential	2 spaces per dwelling unit
12-304.1.1 Loft Apartments	1.5 spaces per dwelling unit
12- 304.1.2 Tourist Accommodations: Bed and Breakfast	1 space per rental unit
12-304.2 Two Family Attached Residential	2 spaces per dwelling unit
12-304.3 Townhouse	2 spaces per dwelling unit
12-304.4 Multifamily Residential	
Efficiency and 1 Sleeping Room	1.5 spaces per dwelling unit
2 or more Sleeping Rooms	2 spaces per dwelling unit
12-304.5 Mobile Home Residential	2 spaces per dwelling unit
12-304.6 Group Residential	Engineer Approval
<u>PUBLIC AND QUASI-PUBLIC USE UNITS</u>	
12-304.7 Public service or Utility: Light	Engineer Approval
12-304.8 Public service or Utility: Moderate	Engineer Approval
12-304.9 Public service or Utility: Heavy	Engineer Approval
12-304.10 Reserved	
12-304.11 Reserved	
12-304.12 Low Impact Institutional- Neighborhood Related	
Elementary School	1 space per 10 classroom seats
Churches, Temples, and	1 space per 3 seats in the

	Synagogues	major place of assembly
12-304.13	Moderate Impact Institutional	
	Junior High Schools	1 space per 10 classroom seats
	High Schools	1 space per 4 classroom seats
	Vocational Schools	1 space per 2 classroom seats
	Fraternal Organizations	1 space per 100 square feet of floor area used for assembly or recreation
12-304.14	High Impact Institutional	
	General College and University	1 space per 5 classroom seats
	Hospitals and Sanitariums	2 spaces per bed plus 1 space per 500 square feet of GFA of emergency room and outpatient care (where such care is specifically provided).
12-304.15	Cultural Exhibits	1 space per 400 square feet GFA
12-304.16	Library Services and Community Centers	
	Libraries	1 space per 300 square feet GFA
	Community Centers	1 space per 300 square feet GFA
12-304.17	Community Recreation – Restricted	
	Golf Course	5 spaces per green plus 1 space Per 200 square feet GFA of public building area
	Swim Centers	1 space per 150 square feet of pool surface area and accessory area

12-304.17	Community Recreation – Restricted (Continued)	
	Game Courts: Tennis, Squash, Racquetball, Handball	5 spaces per court
	Playgrounds, Playfields, and Public Parks	Engineer Approval
12-304.18	Community Recreation – General	
	Golf Courses	5 spaces per green
	Clubhouses	1 space per 100 square feet GFA
	Swim Centers	1 space per 150 square feet of pool area
	Game Courts: Tennis, Squash, Racquetball, Handball	5 spaces per court
	Playgrounds, Playfields, and Public Parks	Engineer Approval
12-304.19	Community Recreation – Property Owners Association	
	Clubhouse	1 space per 300 square feet GFA
	Game Courts: Tennis, Squash, Racquetball, Handball	2 spaces per court
	Swimming Pool	1 space per 300 square feet of pool area
	Playgrounds	Engineer Approval

COMMERCIAL USE UNITS

12-304.20	Administrative and Professional Offices	See Table 12.470.3, Office
12-304.21	Agricultural Supplies and Services	See Table 12.470.3, Retail

12-304.22	Alcoholic Beverage Retail Sales	See Table 12.470.3, Retail
12-304.23	Animal Sales and Services: Auctioning	See Table 12.470.3, Retail
12-304.24	Animals: Grooming and Sales	See Table 12.470.3, Retail
12-304.25	Animal Sales and Services: Horse Stables	Engineer Approval
12-304.26	Animal Sales and Services: Kennels and Veterinary, Restricted	See Table 12.470.3, Retail
12-304.27	Animal Sales and Services: Kennels and Veterinary, General	See Table 12.470.3, Retail
12-304.28	Automotive and Equipment: Light	1 space per 150 square feet GFA: 5 spaces minimum (Interior bays may be counted in meeting this requirement)
12-304.29	Automotive and Equipment: Heavy	1 space per 150 square feet GFA: 5 spaces minimum (Interior bays may be counted in meeting this requirement)
12-304.30	Automotive and Equipment Light	
	Showroom Area	See Table 12.470.3, Retail
	Outside Lots	1 space per 5,000 square feet
	Service Area and Body Shop	See Section 12-305.28
12-304.31	Automotive Sales and Rentals: Heavy	
	Showroom Area	See Table 12.470.3, Retail
	Outside Lots	1 space per 5,000 square feet
	Service Area and Body Shop	See Section 12-305.29

12-304.32	Automotive and Equipment: Storage	Engineer Approval
12-304.33	Building Maintenance Services	See Table 12.470.3, Retail
12-304.34	Business Support Services	See Table 12.470.3, Retail
12-304.35	Communications Services: Limited	See Table 12.470.3, Office
12-304.36	Communications Services: Towers	Engineer Approval
12-304.37	Construction Sales and Services	
	For Showroom Area	See Table 12.470.3, Retail
	For Outside Lot Area	See Table 12.470.3, Warehousing (substitute lot area for GFA)
12-304.38	Convenience Sales and Personal Services	See Table 12.470.3, Retail
12-304.39	Child Care Center	1 space per 200 square feet CSA or 1 space per 275 square feet GFA
12-304.40	Drinking Establishments: Sitdown, Alcohol Permitted	1 space per 100 square feet GFA
12-304.41	Eating Establishments: Drive-In	1 Space per 100 square feet GFA
12-304.42	Eating Establishments: Fast Foods	1 space per 100 square feet GFA
12-304.43	Eating Establishments: Sitdown, Alcohol Not Permitted	1 space per 100 square feet GFA
12-304.44	Eating Establishments: Sitdown, Alcohol Permitted	1 space per 100 square feet GFA
12-304.45	Food and Beverage Retail Sales	See Table 12.470.3, Retail
12-304.46	Adult Novelty	1 space per 200 square feet GFA
12-304.47 & 49	Funeral/Interment Services	1 space per 200 square feet CSA or 1 space per 275 square feet GFA

12-304.50	Gasoline Sales: Restricted For Building Area spaces	See Table 12.470.3, Retail (for in addition to adequate queuing
12-304.51	Gasoline Sales: General	Engineer Approval
12-304.52	Health Clubs	See Table 12.470.3, Retail
12-304.53	Laundry Services	See Table 12.470.3, Retail
12-304.54	Manufactured Housing and Travel Trailers: Sales and Rental	
	For Showroom Area	See Table 12.470.3, Retail
	For Outside Lot	See Table 12.470.33, Warehousing (substitute lot area for GFA)
	For Service Area and Body	See Table 12.470.3, Industrial and Shop Manufacturing
12-304.55	Medical Services: Restricted	The greater of either 7 spaces per doctor on duty and 2 spaces per 3 employees or that which is required in Table 4.3, Retail
12-304.56	Medical Services: General	The greater of either 7 spaces per doctor on duty and 2 spaces per 3 employees or that which is required in Table 4.3, Retail
12-304.57	Participant Recreating and Entertainment - Indoor	
	Bowling Alleys	5 spaces per lane
	Billiard Parlors	See Table 12.470.3, Retail
	Dance Halls	1 space per 50 square feet of

		club area and 1 space per 100 square feet of remaining GFA
	Skating Rinks	Engineer Approval
	Arcades	See Table 12.470.3, Retail
	Theatres	space per 3 seats
12-304.58	Participant Recreating and Entertainment - Indoor	
	Driving Range	Engineer Approval
	Miniature Golf	2 spaces per 3 holes
	Go-Cart Tracks	Engineer Approval
	Drive-In Theatre	6 spaces minimum plus adequate Spaces for viewing
	Amusement Park	Engineer Approval
12-304.59	Personal Services: Restricted Office	1 space per 300 square feet GFA
12-304.60	Personal Services: General	1 space per 300 square feet GFA
12-304.61	Personal Storage	1 space per 5,000 square feet of storage area
12-304.62	Repair Services; Consumer	See Table 12.470.3, Retail
12-304.63	Research Services	See Table 12.470.3, Retail
12-304.64	Retail Sales and Services: General	See Table 12.470.3, Retail
12-304.65	Retail Sales and Services: General	1 space per 75 square feet of GFA
12-304.65	Retail Sales and Services: Outdoor Swap Meets	Engineer Approval
12-304.66	Sign: Non-Accessory	None

12-304.67	Spectator Sports and Entertainment: Restricted	Engineer Approval
12-304.68	Spectator Sports and Entertainment: General	Engineer Approval
12-304.69	Spectator Sports and Entertainment	Engineer Approval
12-304.70	Tourist Accommodations: Campground	Engineer Approval
12-304.71	Tourist Accommodations: Lodging	1 space per rental plus 1 space per 200 square feet GFA of restaurant area (including kitchen) plus 1 space per 100 square feet GFA of club area (excluding office and meeting rooms) plus 1 space per 200 square feet for any retail area

INDUSTRIAL USE UNITS

12-304.72	Custom Manufacturing	See Table 12.470.3, Manufacturing and Industrial
12-304.73	Light Industrial: Restricted	See Table 12.470.3, Manufacturing and Industrial
12-304.74	Light Industrial	See Table 12.470.3, Manufacturing and Industrial
12-304.75	Moderate Industrial	See Table 12.470.3, Manufacturing and Industrial
12-304.76	Heavy Industrial	See Table 12.470.3, Manufacturing and Industrial
12-304.77	Wholesaling, Storage and Distribution: Restricted	See Table 12.470.3, Warehousing

12-304.78	Hazardous Industrial	See Table 12.470.3, Manufacturing and Industrial
12-304.79	Scrap Operations	Engineers Approval
12-304.80	Wholesaling, Storage and Distribution: General	See Table 12.470.3, Warehousing (substitute total site area for GFA)

TRANSPORTATION USE UNITS

12-304.81	Transportation Facilities: Passenger	Engineer Approval
12-304.82	Transportation Facilities: Freight, Restricted	See Table 12.470.3, Warehouse plus Supplemental parking for tractors and trailers as needed
12-304.83	Transportation Facilities: Freight, General	Engineer Approval
12-304.84	Transportation Facilities: Aircraft	Engineer Approval

AGRICULTURAL USE UNITS

12-304.85	Agricultural Processing: Limited	Engineer Approval
12-304.86	Agricultural Processing: General	Engineer Approval
12-304.87	Animal Raising: Personal	Engineer Approval
12-304.88	Animal Raising: Commercial	Engineer Approval
12-304.89	Animal Waste Processing: Limited	Engineer Approval
12-304.90	Horticulture	See Table 12.470.3; Retail for building area exclusive of Greenhouse) plus for Greenhouse, See Table 12.470.34.3, Warehouse

12-304.91 Row and Field Crops Engineer Approval

EXTRACTIVE USE UNITS

12-304.92 Mining and Processing: Mineral and Raw Materials Engineer Approval

12-304.93 Mining and Processing: Oil and Gas Engineer Approval

SECTION 3. Provisions Severable.

The provisions of this ordinance are severable and if any section, subsection, subdivision, paragraph, sentence, clause or phrase or any part thereof is for any reason determined to be unconstitutional or adjudged invalid or ineffective by any Court of competent jurisdiction, such determination or adjudication shall not affect or impair the validity or effectiveness of the remaining parts, provisions or portions hereof.

SECTION 4. Repealer.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any such conflict.


EMERGENCY CLAUSE

WHEREAS, it being immediately necessary for the preservation of the peace, health, welfare and safety of the City of Noble, Oklahoma, and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof, this ordinance shall take effect and be in full force from and after its passage as provided by law.

ADOPTED AND APPROVED THIS 15th DAY OF JULY, 2024.


MAYOR

ATTEST:


CITY CLERK
(SEAL)

