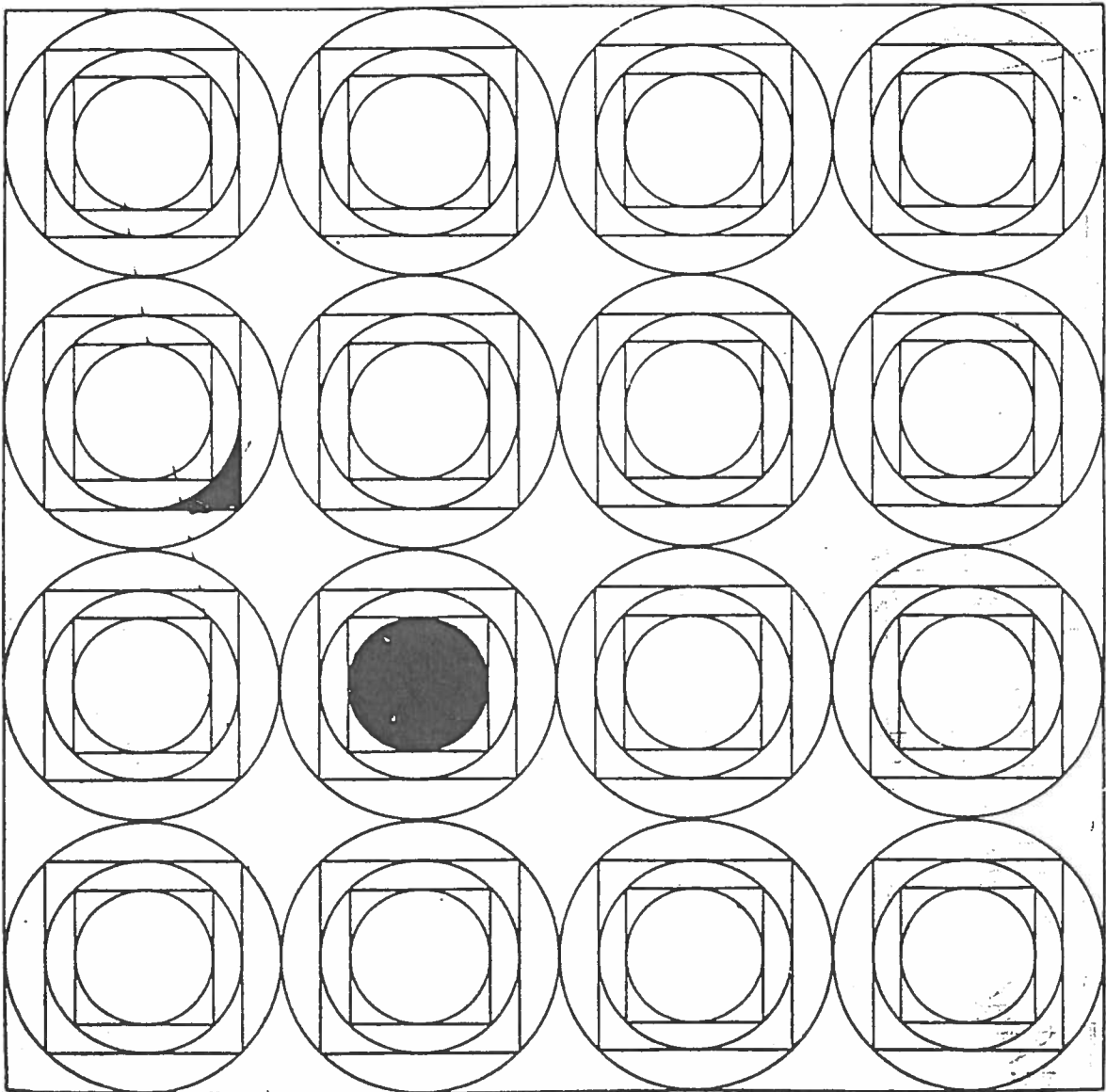


# ZONING REGULATIONS

INOLA, OKLAHOMA



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Article 1. INTRODUCTORY PROVISIONS

- Section 1.1 Title
- Section 1.2 Purpose and Necessity
- Section 1.3 Nature and Application
- Section 1.4 Regulation of Use, Height Area, Yards, and Open Spaces
- Section 1.5 Districts
- Section 1.6 Interpretation of District Boundaries
- Section 1.7 Interpretation of Permitted Uses

Section 1.1 Title

*Eno/a*

This Ordinance shall be known as the *Eno/a* Zoning Ordinance and may be cited as such and is referred to hereinafter as "this ordinance" or "these regulations."

Section 1.2 Purpose and Necessity

The regulations contained herein are necessary for and are established for the purposes of promoting the public health, safety, peace, morals, comfort, convenience, prosperity, order, and general welfare; lessening danger and congestion of public transportation and travel; securing safety from fire and other dangers; preventing overcrowding of land; avoiding undue concentration of population; providing adequate police protection, transportation, water, sewerage, schools, parks, forests, recreational facilities, military and naval facilities, and other public requirements and preventing undue encroachment thereon; creating a stable pattern of land uses upon which to plan for such services and facilities; encouraging the most appropriate uses of land; maintaining and stabilizing the value of property; and carrying out the Comprehensive Plan.

Section 1.3 Nature and Application

1.3.1 Nature

These regulations classify and regulate the use of land, buildings, and structures within the territorial jurisdiction as defined herein. The regulations contained herein are necessary to promote the health, safety, convenience, and welfare of the inhabitants by dividing the territorial jurisdiction into zoning 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.

1 INTRODUCTORY PROVISIONS  
1.3 Nature and Application

1.3.2 Exemption of Uses

Other provisions of these regulations to the contrary notwithstanding, these regulations shall not apply to:

(a) Transportation, communication, and utility facilities which utilize public rights-of-way or easements customarily provided in subdivision plats, or

(b) The following uses, exempt under the provisions of 11 O.S. Sections 402 and 410:

- (1) telephone exchange buildings,
- (2) the property of any railway company or terminal company.

Section 1.4 Regulation of Use, Height, Area, Yards, and Open Spaces

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 that 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.

Section 1.5 Districts

Parts of the territorial jurisdiction are hereby divided into districts, as shown on the zoning maps dated \_\_\_\_\_, filed with the Clerk. The zoning maps and all explanatory material thereon are hereby made a part of these regulations.

Districts shall be designated as follows:

Agriculture District

AG	Agriculture General
A1	Agriculture Industrial
AO	Agriculture Open Space
AR	Agriculture Residential

Residential Districts

Districts not per- mitting mobile homes	Districts permitting mobile homes	
RS60		Single-Family Low-Density
RS40		Single-Family Low-Medium-Density
RS25		Single-Family Medium-Density
RS10		Single-Family High-Medium Density
RS6	RST6	Single-Family High-Density
RM6	RMT6	Multifamily Low-Density
RM4	RMT4	Multifamily Low-Medium Density
RM2.5	RMT2.5	Multifamily High-Medium Density
RM1.5	RMT1.5	Multifamily High-Density
	RT	Mobile Home Park

Commercial and Related Districts

P	Parking
O	Office
C1	Local Shopping
C2	Community Shopping
C3	Central Commercial
C4	Central Service
C5	General Commercial
C6	Highway Commercial

Industrial and Related Districts

I1	Restricted Industrial
I2	Light Industrial
I3	Medium Industrial
I4	Heavy Industrial
M	Mining

Flood Districts

## 1 INTRODUCTORY PROVISIONS

### Section 1.6 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforesaid district as shown on the zoning map, the following rules shall apply:

(a) where district boundaries are indicated as approximately following the center lines of streets or highways, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries.

(b) where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.

(c) where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such scaled distance therefrom as indicated on the zoning map.

(d) where the boundary of a district line follows a railroad line, such boundary shall be determined to be the center line of the main track, unless otherwise clearly indicated on the zoning map.

### Section 1.7 Interpretation of Permitted Uses

#### 1.7.1 Identification of Permitted Uses

(a) Uses permitted in the several agricultural, residential, commercial, and industrial districts are as set forth in Tables 1-1, 3-1, 7-1, and 8-1, respectively. Where an "x" appears in the column of a district in such table, the use set off opposite the "x" is permitted as a use of right in that district. Where a "P" appears, the use is permitted subject to the granting of a conditional use permit by the Board of Adjustment, in accordance with the provisions of Article 6.

(b) Uses permitted in the parking, office, mining, and flood districts are as set forth in the text of the respective district provisions.

#### 1.7.2 Reference for Interpretation of Permitted Uses

In the event of question as to the meaning of permitted uses, reference shall be made to the Standard Land Use Classification Manual, January 1966 edition, published by the Urban Renewal Administration of the U.S. Housing and Home Finance Agency and the Bureau of Public Roads of the U.S. Department of Commerce and to the Standard Industrial Classification Manual, 1957 edition, published by the U.S. Bureau of the Budget. The former reference shall take precedence over the latter.

1.7.3 Miscellaneous Provisions

(a) In the event an unlisted use can be interpreted as being in two or more listed uses, the less restrictive interpretation shall apply.

(b) Uses set forth in the tables of permitted uses are principal uses, unless they are identified as accessory uses.