

Neighborhood Character Overlay (NCO) Zoning Q & A prepared by RNA Board

What is this NCO zoning supposed to accomplish?

This zoning is intended to preserve the character of Renaissance Neighborhood by preventing new homes being built that are substantially bigger and closer to the lot lines than our existing homes. Alterations to existing homes that would require a building permit and result in a residence substantially bigger and closer to the lot lines than our existing homes would also be prevented by this zoning. Driveways would be restricted in width. Accessory dwelling units (garages/garage apartments) would also have to conform to the standards listed in the zoning.

Why does RNA want this NCO zoning?

The Board of the Renaissance Neighborhood Association requested INCOG to consider this zoning for our neighborhood in 2019. We have observed other neighborhoods in town where houses were purchased, demolished and replaced with new houses that towered over the existing houses and were often built right up to the lot line. We think the character of our neighborhood should be preserved as much as is possible.

How will this zoning affect me as a homeowner?

This zoning only applies to new construction or any change that requires a building permit. You will be subject to this zoning if you:

- Build a new house
- Build or add onto a garage or garage apartment
- Make changes to your house that require a building permit
- Add a driveway or add to your driveway

How can I find out more about this zoning change?

INCOG will hold public meetings so that you can ask questions, make suggestions and make your feelings known about this. The first one of these meetings will be at our RNA general meeting at 7 pm on Tuesday night, April 19th, in the ballroom of the Campbell Hotel at 11th and Columbia.

When will this zoning change take effect (be voted on? By who?)

There are multiple steps to this change including action by the City Council and the Tulsa Metropolitan Area Planning Commission. Input by the public will be solicited and considered along the way. Public hearing notices will be mailed to all affected property owners, as well as all property owners within 300 feet of the map boundary. A possible timeline for this process is 6 to 9 months.

Is the zoning as written here set in stone?

No. The meetings that INCOG will have with us are designed for you to ask questions, make suggestions, etc. You can file your support, objections or suggestions directly with INCOG by emailing them at esubmit@incog.org INCOG requests that such objections/support emails not be sent until after this process has been initiated. RNA will notify residents of the proper time to do this through Facebook, NextDoor and emails.

How do I talk to someone about changing part of this zoning ordinance?

You can file your support, objections or suggestions directly with INCOG by emailing **Nathan Foster**, nfoster@incog.org See question above for the proper time to do this.

I want to paint my house pink. Will this zoning prohibit (outlaw) that?

This zoning will have no prohibitions on any changes to a house that do not require a building permit, so things like painting, changing doors or windows, etc. will not fall under this zoning.

I want to build a garage/apartment in my backyard. Will this zoning prohibit that?

This zoning will allow you to build a garage/apartment in your backyard without going before the Board of Adjustments and getting permission from all residents within 300 feet, which is the current situation.

However, the building will be subject to the specific guidelines as to height and setback that are outlined in the Character Overlay Zoning,

What do I do if I don't want my house included in this zoning?

There will be opportunities for objections to be sent if and when the item is initiated for consideration. Neighbors will have notices and instructions for how to formally oppose or support the proposal.