

# 20 LOTS CENTRAL ADDITION



## PROPERTY FEATURES:

Close Proximity to Downtown Oklahoma City, Bricktown, Sports and Concert Venues and more

20 Lots located in the Scenic River Overlay Design District (SRODD)

Rare opportunity to build in one of the fastest growing real estate markets in the country

20 Lots for sale near Downtown OKC. Lots consist of 15 Adjacent lots, 3 Adjacent Lots and 2 Adjacent Lots. These lots are located in an up and coming neighborhood less than a minute to the heart of the downtown OKC. Just a short drive to Devon Boathouses, Bricktown, Downtown OKC, Paycom Center, New Soccer Arena, New Sky Scraper, Scissortail Park and many other new developments in the booming downtown OKC real estate market. Be an early investor in the hottest real estate market in the country, and call today!

## CONTACT DETAILS:

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## PROPERTY DETAILS:

25' x 135' City Lots  
with front and rear  
access

Zoning allows up to 4  
Story Single and  
Multifamily construction

Build "Wheeler  
District" type Tall  
Houses or "Deep  
Duece" type  
Brownstones

## CALL TODAY!

Don't miss out on this opportunity to be in early investor, developer, or home owner in the rapidly expanding heart of OKC!

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# SCENIC RIVER OVERLAY DESIGN DISTRICT STANDARDS

TABLE 13500.6: REGATTA DISTRICT STANDARDS

STANDARDS <sup>1,4</sup>	Residential <sup>2</sup>	Multi-family	Commercial <sup>3</sup>	Mixed	Hotel	Industrial
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Zoning and Planning Code  
Chapter 59, Article XIII

		Residential		Use		
Minimum Height	3 stories	4 stories	None	2 stories	3 stories	None
Maximum Height	None					30'
Front-Yard Setback	10' maximum	A minimum of 80 percent of the front façade of the building shall "build to" the back of the right-of-way. The remaining 20 percent of the front façade may be set back from the right-of-way to accommodate plazas, pocket parks, or other outdoor gathering spaces			30' Maximum	30' maximum
Side-Yard Setback	0' for interior lot line of individual structures abutting a party wall separating the units 5' minimum for interior lot lines 10' minimum for lot lines abutting a street	None for interior lot lines. 15' maximum for lot lines abutting a street.	None for interior lot lines. 15' maximum for lot lines abutting a street.	None	None for interior lot lines. 15' maximum for lot lines abutting a street.	None
Rear-Yard Setback	None					None