

## ZONING ORDINANCE – NORMAN, OK

### 36-525 C-2, General Commercial District

1. *General description.* This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.
2. *Uses permitted.* Property and buildings in a C-2, General Commercial District shall be used only for the following purposes:
  1. Any use permitted in C-1, Local Commercial District.
  2. Any special use permissible in C-1, except for mixed buildings and crematoriums attached to a funeral parlor or mortuary, Tier III medical marijuana processor, and Medical Marijuana Research Facility, is allowed in the C-2 district.
  3. Amusement enterprises.
  4. New automobile sales and services, new machinery sales and services, and public garage, provided no gas or gasoline is stored above ground; used automobile sales, automobile and machinery repairing if conducted wholly within a completely enclosed building, but not including automobile or machinery wrecking establishments or junk yards.
  5. Automobile, farm implement and machinery repair, sales and service, but not automobile wrecking yards or junk yards.
    1. Automobile service station.
    2. Bakery.
    3. Bath.
    4. Bus terminal.
    5. Carpenter and cabinet shop.
    6. Cleaning and dyeing works.
    7. Drive-in movie theater.
    8. Electric sales and service.
    9. Electric transmission station.
    10. Feed and fuel store.
    11. Frozen food locker.
    12. Glass shop.
    13. Golf course, miniature or practice range.
    14. Heating, ventilating or plumbing supplies, sales and service.

15. Ice plant or storage house for ice and food housing not more than ten tons capacity.
  16. Laundry.
  17. Lodge hall.
  18. Lumber and building materials sales yard.
  19. Medical marijuana dispensary, as allowed by State law.
  20. Music, radio or television shop.
  21. Outdoor advertising signs.
  22. Pawn shop.
  23. Printing plant.
  24. Sign painting shop.
  25. Small animal hospital.
  26. Storage warehouse.
  27. Tier I medical marijuana processor, as allowed by State law.
  28. Tier II medical marijuana processor, as allowed by State law.
  29. Trailer camp.
  30. Used auto sales.
  31. Wholesale distributing center.
6. Buildings, structures, and uses accessory and customarily incidental to any of the above uses, provided:
    1. There shall be no manufacture, processing or compounding of products other than such as are customarily incidental or essential to retail establishments.
    2. The Planning Commission makes a determination that such operations are not objectionable due to noise, odor, dust, smoke, vibration, danger to life and property or other similar causes which are injurious to the health or safety of the neighborhood.
  7. Any other retail or wholesale store, shop or establishment which in the opinion of the Planning Commission is of similar character to those enumerated in this section and is not more objectionable to the area in which located due to reasons specified in subsection (b)(6)b of this section.
3. *Special use.* The following uses may be permitted, after review, in accordance with NCC 36-560:
    1. Adult entertainment uses, as provided in NCC 36-567.
    2. Metal casting studio for works of art.
      1. Only works of art may be produced at the facility.
      2. The facility may not process more than 2,500 pounds of metal per week.

3. The casting process is limited to two days per week, and can only occur between 7:00 a.m. and 7:00 p.m.
4. Raw materials and unfinished artwork may be stored outdoors only if such material is completely screened by sight-proof fencing.
3. Bait shop.
4. Bar, lounge, or tavern.
5. Mini-warehouse, provided that:
  1. A ten-foot landscaped yard shall be maintained along all side or rear property boundaries. If the rear boundary abuts any residential zoning district, the landscape area must be increased to 20 feet. All such landscape areas must be installed outside of any required fencing, which must be opaque if the abutting property is zoned for any residential use;
  2. A 20-foot landscape strip shall be maintained across the front of the property, which shall include a minimum six-foot wall composed of masonry and/or wrought iron;
  3. All landscape areas shall contain at least one tree per 20 linear feet of perimeter, with evergreen specimens comprising 50 percent of the total number of trees;
  4. The front facade of all buildings abutting a street shall be constructed of brick, masonry, or stone;
  5. All remaining perimeter walls must be masonry, brick, or patterned tilt-up concrete designed to simulate their appearance and color. Metal wall siding can only be used on interior walls;
  6. All roofs shall be installed with a minimum 4:12 pitch and constructed of composition shingles or standing-seam metal. No galvanized or corrugated metal roofs shall be used;
  7. Only fully shielded lighting may be used within the facility. No lighting may be installed on perimeter buildings that is oriented out to the perimeter;
  8. No new mini-storage facility may be approved that is not at least one-quarter mile away (measured along principal road frontages) from another such facility that is over one acre in size.
6. Live entertainment venue.
7. Residential unit for a night watchman or caretaker.
8. Liquefied petroleum gas sales and storage, when such use is clearly subordinate and accessory to the primary usage of the property.

9. Mixed building in which one or more dwelling units may be located on the upper floors, provided that:
    1. First floor use is a permitted use in the district;
    2. The minimum area of a lot shall be 6,000 square feet.
  10. High impact institutional use.
  11. Funeral parlor, mortuary, and crematorium so long as the crematorium is attached to the funeral parlor or mortuary and complies with the following conditions and requirements:
    1. Any building which incorporates a crematorium use shall meet the setback requirements of the underlying zoning district.
    2. Facilities shall meet all applicable State and federal requirements for incineration equipment and shall be licensed at all times.
    3. All storage shall be inside.
    4. Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
  12. Crematorium, subject to all the following conditions and requirements:
    1. Crematoriums shall meet the setback requirements of the underlying zoning district, except that they will be located a minimum of 400 feet from any RE, R-1, R-2, and R-3 zoning districts and 100 feet from all other zoning districts measured from the closest point of the building to the nearest residential district.
    2. Facilities shall meet all applicable State and federal requirements for incineration equipment and shall be licensed at all times.
    3. All storage shall be inside.
    4. Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
    5. Crematoriums shall have direct vehicle access to an arterial street.
  13. Municipal use, public buildings and public utility.
  14. Medical marijuana education facility, as allowed by State law.
  15. Medical marijuana research facility, as allowed by State law.
  16. Medical marijuana testing laboratory, as allowed by State law.
  17. Tier III medical marijuana processor, as allowed by State law.
  18. Medical marijuana waste facility (incineration only), as allowed by State law.
4. *Area regulations.*

1. *Front yard.* All buildings shall be set back from any abutting street right-of-way at least ten feet. Across the entire front of all lots (and the street side of any corner lot) in plats filed after November 7, 2005, a minimum ten-foot landscape strip shall be installed, which may not be encroached upon by parking. One eight-foot-tall shade (canopy) tree per each 20 feet of lot frontage and one three-gallon shrub per five feet of building frontage shall be installed within this landscape strip. Clustering of these required plantings may be allowed, if approved by the City Forester or his designee. Such planting should be covered by the three-year maintenance bond required when new landscaping is installed with the parking lot on the same tract. All species are to be approved by the City Forester.
2. *Side yard.* For uses other than dwelling, no side yard shall be required except on the side of a lot adjoining a residential zoning district in which case there shall be a side yard of not less than five feet.
3. *Rear yard.* Rear yard shall not be required for retail establishment; except where a rear lot line abuts upon a dwelling district and the commercial building is designed to be serviced from the rear, there shall be provided a rear yard of not less than 30 feet for lots without alleys and 20 feet for lots with alleys; and further, provided that in no case where the rear lot line abuts a dwelling district shall the commercial building be erected closer than three feet to the rear lot line.

5. *Height regulations.* There shall be no height limit for any building or structure in this district.

(Ord. No. O-7677-23, 11-30-1976; Ord. No. O-7980-14; Ord. No. O-7980-66, 8-5-1980; Ord. No. O-8485-89, 6-11-1985; Ord. No. O-8788-8, 10-13-1987; Ord. No. O-9192-17, 11-12-1991; Ord. No. O-9192-18, 11-12-1991; Ord. No. O-9596-19, 12-12-1995; Ord. No. O-9798-16, 12-9-1997; Ord. No. O-9899-7, 9-22-1998; Ord. No. O-0102-51, 6-25-2002; Ord. No. O-0304-29, 10-28-2003; Ord. No. O-0405-60, 9-27-2005; Ord. No. O-0809-42, 5-26-2009; Ord. No. O-1213-17, 11-27-2012; Ord. No. O-1314-13, 11-22-2013; Ord. No. O-1617-31, 5-23-2017; Ord. No. O-1819-17, 12-11-2018; Ord. No. O-1920-4, 8-29-2019; Ord. No. O-1920-39, 4-23-2020; Ord. No. O-1920-45, 7-23-2020)

#### HISTORY

*Amended by Ord. [8-27-2020](#) § 424.1 on 8/27/2020*

*Amended by Ord. [O-2122-16](#) § 3 on 9/28/2021*

*Adopted by Ord. [O-2223-23](#) on 2/28/2023*