

SEC. 424.2 - TC, TOURIST COMMERCIAL DISTRICT

(As amended by Ord. No. O-9192-17 – November 12, 1991; O-9596-19 – December 12, 1995; O-1617-31 – May 23, 2017; O-1819-17 – December 11, 2018)

1. General description. This district is intended to accommodate the grouping of those commercial activities necessary to supply the normal needs of tourists, and to protect these against other incompatible commercial uses. This district is intended to be located in defined areas, and will be permitted at the intersection of Primary Arterials or Highways and section line roads east of 72nd Avenue East which serve as the primary entrances of major public recreational areas. For the purpose of this ordinance only State Highway No. 9, Alameda Drive, and 120th Avenue North shall be designated as primary entrances to major public recreational areas.

2. Uses permitted.**(a) Any of the following uses:**

- (1) Amusement enterprises.
- (2) Boat and marine sales and service.
- (3) Cafeteria or restaurant.
- (4) Drive-in restaurant.
- (5) Dry dock boat storage.
- (6) Gift, novelty or souvenir store.
- (7) Hotel, motel, tourist court.
- (8) Ice dispensing machine (and other outdoor-type automatic vending machines).
- (9) Marijuana Dispensary, as permitted by state law. (O-1819-17)
- (10) Miniature golf course.
- (11) Offices accessory to main use.
- (12) Parks or playgrounds.
- (13) Parking lot or structure, non-commercial accessory to and within 200 feet.
- (14) Pre-packaged food store.
- (15) Service station.
- (16) Travel trailer court.
- (17) Sporting goods store, including sale of live bait. (O-9596-19)
- (18) Child Care Center, as specified in Section 438.3. (O-9596-19)

(b) Any use which, in the opinion of the Planning Commission, would be similar in character to those above enumerated and is not more obnoxious or detrimental to the area in which it is located, by reason of noise, offensive odor, smoke, dust, vibration, traffic congestion or danger to life and property than those uses enumerated above.

3. Special Use. The following uses may be permitted, after review, in accordance with Section 434.1: (O-9596-19)

- (a) Any permitted use which exceeds thirty-five (35) feet in height.
- (b) Live Entertainment Venue. (O-0102-51)
- (c) Laundry, self service, in conjunction with travel trailer court.
- (d) Nightclub or Tavern.
- (e) Liquified Petroleum Gas sales and storage, when such use is clearly subordinate and accessory to the primary usage of the property.
- (f) Municipal use, public buildings and public utility. (O-1617-31)

City of Norman WebMap



4. Area Regulations.

- (a) Front Yard: The minimum front yard shall be 50 feet or 100 feet from the centerline of the public street or road, whichever distance shall be the greater.
- (b) Side Yard: The minimum side yard shall be 25 feet.
- (c) Rear Yard: The minimum rear yard shall be 50 feet.
- (d) Lot Width: The minimum lot width shall be 150 feet measured at the front building line.

5. Height regulations.

- (a) Except as provided in Article XII, Section 431.3 of this Code, or Section 424.2.3, no building shall exceed thirty-five (35) feet in height.

6. Special provisions.

- (a) There shall be no outdoor storage, display, or use within any required front, side or rear yard setback other than parking, loading and unloading, and landscaping.
- (b) Off-street parking requirements shall be the standards prescribed in Section 431.5 of Chapter 22 of the Code of the City of Norman.

108TH AVE-NE

MC MAR ADD #2

10802

10808

10810

10820

1151

2

1



Updated Norman Zoning

Zoning District	Dispensary	Commercial Grower	Processor	Research Facility	Testing Laboratory	Education Facility	Storage Facility
A-1, General Agricultural		P				P*	
A-2, Rural Agricultural		P				P*	
RO, Residence-Office	S						
O-1, Office-Institutional				S	S		
CO, Suburban Office Commercial				S	S		
C-1, Local Commercial	P		S	S	S	S	
C-2, General Commercial	P		S	S	S	S	
TC, Tourist Commercial	P						
CR, Rural Commercial	P	S				P*	
C-3, Intensive Commercial	P		S	S	S	S	
I-1, Light Industrial	S	P	P	S	S	P	P
I-2, Heavy Industrial	P	P	P	P	P	P	P
M-1, Restricted Industrial	S	P	P	S	S	P	P
MUD, Mixed Use Development	P		S			S	
CCFBC, Center City FBC	P	CCPUD	CCPUD	CCPUD	CPUD	CCPUD	CCPUD

*cultivation education activities only

CITY OF NORMAN

P = Permitted
S = Special use
request required



COMMERCIAL PLAN REVIEW CONTACT LIST
(Industrial, Commercial and Multi-Family
Developments)

DEVELOPMENT SERVICES DIVISION
Building Permits and Inspections
201-A W. Gray St. Norman OK 73069
Permits: (405) 366-5339
Inspections: (405) 366-5333
Fax: (405) 366-5445 www.normanok.gov

DEVELOPMENT SERVICES

Landon Gum

Phone: (405) 366-5313

Fax: (405) 366-5445

E-mail: landon.gum@normanok.gov

- General Application
- Submittal Process
- Project Status

Amber Armstrong

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E-mail: amber.armstrong@normanok.gov

- Building Code
- Building Plan Review

PUBLIC WORKS/ENGINEERING

Ken Danner

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- General Public Works & Sanitation

Angelo Lombardo

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E-mail: angelo.lombardo@normanok.gov

- Sidewalk Closures
- Streets
- Drive Access
- Traffic Impact Analysis

Todd McLellan

Phone (405) 217-7704

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- Site Grading/Drainage

STORM WATER

Carrie Evenson

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Fax (405) 292-9722

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- Erosion Control

FIRE

Robert Betts

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Fax: (405) 292-9785

E-mail: robert.betts@normanok.gov

- Fire Protection Engineer
- Life Safety & Fire Prevention

PLANNING

Janay Greenlee-Warnken

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E-mail: janay.greenlee@normanok.gov

OR

Jane Hudson

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- Landscape Requirements
- Parking Requirements
- Zoning Issues

SIGNS

Anais Starr

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E-mail: anais.starr@normanok.gov

- General Sign Information

UTILITIES

Chris Mattingly

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OR

Mark Daniels

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Fax (405) 366-5447

E-mail: mark.daniels@normanok.gov

- Wastewater & Water

SANITATION

Bret Scovill

Phone (405) 329-1023

Fax (405) 292-9749

E-mail: bret.scovill@normanok.gov

- Sanitation Enclosures/Containers

Outlying Contact:

HEALTH DEPARTMENT (CLEVELAND COUNTY)

(Environmental Health Supervisor)

Amy Allen

Phone (405) 366-3402

Fax (405) 329-1273

E-mail: amyaa@health.ok.gov



Search Address, Owner, or API



108th Ave NE

LINDSEY RUSSELL LEE

OLSON GORDON R

LINDSEY RUSSELL LEE

Alameda Dr

BIRITE INC

BIRITE INC

BIRITE INC


EVANS DONALD A

BASINGER SANDRA L & STEPHEN M

JAMES
ERICA
L

ANNESLEY
LOYD RAY

 BIRITE INC

 ALAMEDA

R0039081