

(Published in _____ on _____, 20__)

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 25 OF THE NICHOLS HILLS CITY CODE REGARDING DEVELOPMENT REGULATIONS IN THE “E-1” ESTATE DISTRICT AND THE “E-2” ESTATE DISTRICT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NICHOLS HILLS, OKLAHOMA:

Section 1. Sec. 25-21.050 G. of the Nichols Hills City Code regarding development regulations in the “E-1” Estate District is hereby amended to read as follows, with deleted language dashed through and new language underscored:

G. Lot coverage, ~~and~~ floor area ratio and maximum square footage: Maximum size and bulk of all permitted structures shall be based on the following three ~~two~~ criteria, none ~~neither~~ of which shall be exceeded:

1. Lot coverage: Shall cover no more than 30 percent of the lot area within the setback lines established in this district;
2. Floor area ratio: Shall not exceed .5;

3. Maximum square footage: The sum of the square footage of all buildings, accessory buildings and enclosed structures, to include the square footage of the ground floor and all upper floors but not basements, shall not exceed 17,000 square feet.

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Section 2. Sec. 25-22.050 G. of the Nichols Hills City Code regarding development regulations in the “E-2” Estate District is hereby amended to read as follows, with deleted language dashed through and new language underscored:

G. Lot coverage, ~~and~~ floor area ratio and maximum square footage: Maximum size and bulk of all permitted structures shall be based on the following three ~~two~~ criteria, none ~~neither~~ of which shall be exceeded:

1. Lot coverage: Shall cover no more than 30 percent of the lot area within the setback lines established in this district;
2. Floor area ratio: Shall not exceed .5;

3. Maximum square footage: The sum of the square footage of all buildings, accessory buildings and enclosed structures, to include the square footage of the ground floor and all upper floors but not basements, shall not exceed 12,000 square feet.

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Section 3. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 4. The provisions of this ordinance are severable and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

Section 5. EMERGENCY SECTION. WHEREAS, in the judgment of the Council it is necessary for the preservation of the peace, health, welfare and safety of the City of Nichols Hills, Oklahoma, and of the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, and therefore an emergency is hereby declared to exist by reason whereof this ordinance shall take effect and be in full force from and after its passage as provided by law.

PASSED by the Council of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 20__.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 20__.

ATTEST:

Mayor

City Clerk

APPROVED AS TO FORM:

City Attorney