

Section 7 : C-A/R, Automotive and Commercial Recreation District:

A. General Description- This Commercial district is established as a District in which the principal use of land is for establishments offering accommodations, supplies, or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusement and service establishments which serve the entire community but do not and should not necessarily locate in more restrictive Commercial Districts.

B. Uses Permitted- Within the C-A/R, Automotive and Commercial Recreation District the following uses are permitted:

1. Any use permitted in the C-O, Office District, or C-C Convenience Commercial District.

2. Other uses, including:

Amusement Enterprises

New and Used Automobile Sales and Service, New and Used Machinery Sales and Services, and Public Garages

Automobile Service Station

Billboards as permitted in Section 8D

Boat Sales

Bowling Alleys

Bus Terminal

Dance Hall

Drive-in Theater or Restaurant

Electric Sales and Services

Feed and Fuel Store

Funeral Parlor

Garden Stores

Golf Courses, Miniature or Practice Range

Heating and Plumbing Sales and Service

Hospital for Small Animals

Ice Vending Units

Key Shop

Kennel

Laundry

Motels

Music, Radio, and Television Shop and Repair

Night Club

Novelty

Pawnshop

Pet Shop

Printing Plant

Public Use

Recreation Center, Private Roller Skating Rink
Sign Painting Shop
Tavern
Theater
Trailer Sales

3. Any other store or shop for retail trade or for providing personal, professional, or business service other than those provided for in section 8B.
4. Building, structures, and accessory uses customarily incidental to any of the above uses, provided that there shall be no manufacturing of products other than such as are customarily incidental to retail establishments.
5. Automotive repair and painting shall be within a wholly enclosed building. No salvage type operations will be allowed.

C. Area and Height Regulations

Minimum Lot Area – 12,000 Sq. Feet

Minimum Lot Frontage – 100

Maximum Per Cent Coverage – 30 Percent

Maximum Height – ~~35~~ 60' ORDINANCE NO. 2802 9-4-2012

Minimum Front Yard Setback – ~~50~~ 0' ORDINANCE NO. 2802 9-4-2012

Minimum Side Yard Setback – 2'/1' adj. to Res. Dist.

Minimum Rear Yard Setback – 20'

1. The Parcel of land on which any commercial use is located shall not be less than twelve thousand (12,000) square feet.

2. Each lot shall have a frontage of not less than one hundred feet (100')

3. Not more than thirty per cent (30 percent) of the lot area shall be covered with improvements. Paved areas are not considered improvements within the meaning of this provision.

4. No improvement or structure shall exceed ~~thirty-five~~ SIXTY (60') in height above the mean elevation of the lot. ORDINANCE NO. 2802 9-4-2012

5. It is intended that the commercial uses and parking areas within a C-A/R District be designed to protect, insofar as possible, adjacent residential areas. In no case shall the development have less than the following standards:

a. All buildings shall be set back from all street right-of-way lines not less than ~~fifty~~ feet (50').

ZERO (0'). ORDINANCE NO. 2802 9-4-2012

b. On the side of a lot adjoining a Residential District there shall be a side yard setback of two feet (2') for each one foot (1') of height.

c. All buildings shall be set back from the rear lot line not less than twenty feet (20').

D. Business Signs - Business signs poster boards bulletin boards, bulletin boards, or other similar display in the C-A/R District shall conform to the following requirements:

- SEE ATTACHED
ORDINANCE
CHANGING THIS
SECTION
ORDINANCE #
2805
19 NOV 2012
1. In the C-A/R District, business signs not exceeding in the aggregate one (1) square foot of display surface area per one (1) lineal foot of street frontage may be erected on each street frontage of the parcel. Ground signs and billboards shall not exceed thirty feet (30') in height. No sign or billboard shall be located within fifty feet (50') of a Residential District if visible from such District; and illumination, if any, shall be by constant light.
 2. A real estate sign advertising the sale, rental, or lease of the premises may be erected on each street frontage of the development. The sign shall not exceed fifty (50) square feet in surface area not fifteen feet (15') in height; and illumination, if any, shall be by constant light.
 3. All signs in the C-A/R District shall be erected upon private property and shall not encroach upon any public street or walk except as provided by the applicable codes of the City, and they shall not overhang at a height of less than nine feet (9') and shall not have a maximum projection greater than seventy-two inches (72").

ORDINANCE NO. 2805

AN ORDINANCE OF THE CITY OF BLACKWELL AMENDING THE BLACKWELL ZONING ORDINANCES AT SECTION 7: C-A/R, AUTOMOTIVE AND COMMERCIAL RECREATION DISTRICT, (D) BUSINESS SIGNS, TO PROVIDE FOR REGULATION OF SIGNS WITHIN THE CONVENIENCE COMMERCIAL DISTRICT, DECLARING REPEALER; PROVIDING SEVERABILITY; AND DECLARING AN EMERGENCY.

Be it ordained by the City Council, City of Blackwell, Oklahoma:

Section 1: That the Blackwell Zoning Ordinances at 7: C-A/R, Automotive and Commercial Recreation District, (D) Business Signs, shall be amended to read as follows:

D. Business signs, poster boards, bulletin boards, or other similar display in the C-A/R District shall conform to the following requirements:

1. Illuminated flashing signs shall be permitted so long as their location and colors do not create a traffic hazard or confusion with traffic lights or lights on emergency vehicles and so long as the direct rays of the sign will not be directed into a residential district (signs should be raised a minimum of ten (10) feet from the ground).
2. No sign shall exceed one hundred (100) square feet in area.
3. A maximum of two (2) signs (only one (1) on a façade) will be allowed.
4. Signs located in the proximity of the intersection of two or more streets shall comply with the restrictions contained in Article 3. Additional District Provisions, Section 2. Open Space; E "sight triangle".
5. Signs located within fifty (50) feet of a residential district shall be affixed to or be a part of the building.
6. Signs shall pertain only to a use conducted within the building premises.

Section 2: Repealer. All former Ordinances or parts of Ordinances conflicting or inconsistent with the provisions of this Ordinance are hereby repealed, including the Codes described above.

Section 3: Severability. If any Section, sub-Section, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4: Emergency. It being immediately necessary for the preservation of the public health, peace and safety of the City of Blackwell and the inhabitants thereof, and an emergency

is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect and from and after its passage and approval, as provided by law.

PASSED BY, APPROVED and the Emergency Clause voted upon separately and passed and approved, this 19th day of November, 2012.

MAYOR:

Joe Paul Correll

ATTEST:

CITY CLERK:

Cynthia Neumayer



APPROVED as to form this 15th day of November, 2012.

Robert C. Thompson, City Attorney:

[Signature]

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ORDINANCE NO. 2802

ORDINANCE AMENDING THE BLACKWELL CODE OF ORDINANCES BY AMENDING THE ZONING ORDINANCE AT SECTION 7: C-A/R, AUTOMOTIVE AND COMMERCIAL RECREATION DISTRICT, TO PROVIDE FOR MAXIMUM HEIGHT AND MINIMUM FRONT YARD SETBACK FOR THE AREA AND HEIGHT REGULATIONS CONTAINED IN SECTION 7(C), PROVIDING FOR REPEALER, SEVERABILITY AND DECLARING EMERGENCY.

Be it ordained by the City Council, City of Blackwell, Oklahoma:

Section 1: Blackwell Zoning Ordinance at Section 7: C-A/R, Automotive and Commercial Recreation District, Section 7(C), Area and Height Regulations, is amended to provide that the maximum height is sixty (60) feet, the minimum front yard setback is zero (0) feet and that all other provisions of said Section 7 shall remain the same.

Section 2: Repealer. All former Ordinances or parts of Ordinances conflicting or inconsistent with the provisions of this Ordinance are hereby repealed, including the Codes described above.

Section 3: Severability. If any Section, sub-Section, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4: Emergency. It being immediately necessary for the preservation of the public health, peace and safety of the City of Blackwell and the inhabitants thereof, and an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect and from and after its passage and approval, as provided by law.

PASSED BY, APPROVED and the Emergency Clause voted upon separately and passed and approved this 4th day of September, 2012.

Mayor:

Joe Paul Correll

ATTEST:

City Clerk:

Cynthia Neumayer

APPROVED as to form this 4th day of September, 2012.

Robert C. Thompson, City Attorney:

[Signature]