

PC-2164
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ORDINANCE NO. 3558

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AN ORDINANCE AMENDING THE MIDWEST CITY MUNICIPAL CODE, APPENDIX A, ZONING REGULATIONS, SECTION 5, SUPPLEMENTAL REGULATIONS, SUB-SECTION 5.12, EXTERIOR CONSTRUCTION REQUIREMENTS AND STANDARDS; AND PROVIDING FOR REPEALER AND SEVERABILITY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

ORDINANCE

Section 1. That the Midwest City Municipal Code, Appendix A, Zoning Regulations, Section 5, Supplemental Regulations, Sub-Section 5.12.1, Exterior Construction and Design Requirements; is hereby amended to read as follows:

5.12.1 *Exterior Construction Requirements and Standards*

(A) *Masonry requirement for residential uses.*

- (1) All single and two-family homes shall have one hundred (100) percent masonry materials on the sides of ground floors (facades) facing a public street.
 - a. Exceptions: Masonry requirements do not apply above the plate line or trim work, such as gables and soffits. The masonry coverage calculation does not include doors, windows, window box-outs, eaves, or bay windows that do not extend to the foundation.
- (2) All single, two-family, and multi-family developments shall consist of eighty-five (85) percent masonry materials.
- (3) Prohibited: Concrete masonry units, concrete panel construction, vinyl siding, wood engineered or manufactured wood, medium density fiberboard, particle board, or Masonite shall be prohibited in the construction of residential units.
- (4) Approved masonry materials for residential construction include: brick, rock, stone, stucco, cementitious fiberboard and other materials as approved by staff.

(B) *Masonry requirement for nonresidential uses.*

- (1) Office and Commercial Districts: Buildings shall consist of eighty (80) percent masonry materials.
- (2) Industrial Districts: Buildings shall consist of sixty (60) percent masonry materials.

1 (3) Nonresidential Uses within Residential Districts: Buildings shall consist of eighty
2 (80) percent masonry materials.

3
4 (4) Approved masonry materials for nonresidential construction include: brick, rock,
5 stone, stucco, cementitious fiberboard and other materials as approved by staff.

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7 (C) *Temporary construction buildings.* Temporary buildings and temporary building material
8 storage areas to be used for construction purposes may be permitted for a specific period
9 of time in accordance with a permit issued by the city and subject to periodic renewal.

10
11 (D) *Wall façade articulation.* In order to ensure the aesthetic value and visual appeal of
12 nonresidential land uses and structures, façade articulation shall be required.

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14 (1) Wall façade articulation of at least three (3) feet in depth or offset shall be
15 required for every twenty-five (25) feet in horizontal surface length.

16
17 (2) Wall façade offsets shall be shown, along with calculations verifying that the
18 building elevations meet the above requirement, on a building façade (elevation)
19 plan, and shall be submitted for Planning Commission review along with the site
20 plan.

21
22 (3) Buildings smaller than fifteen thousand (15,000) square feet shall be exempt from
23 wall façade articulation.

24
25 **Section 2.** REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby
26 repealed.

27
28 **Section 3.** SEVERABILITY. If any section, sentence, clause, or portion of this ordinance is for
29 any reason held to be invalid, such decision shall not affect the validity of the remaining provisions
30 of the ordinance.

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33 PASSED AND APPROVED by the Mayor and the Council of the City of Midwest City,
34 Oklahoma, this 23 day of April, 2024.

35
36 **THE CITY OF MIDWEST CITY, OKLAHOMA**



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MATTHEW D. DUKES, II, Mayor

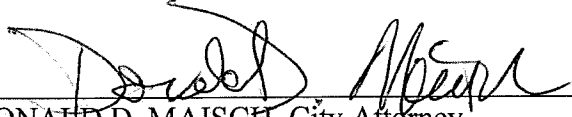
ATTEST:



SARA HANCOCK, City Clerk

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Approved as to form and legality this 24th day of April, 2024.



DONALD D. MAISCH, City Attorney