

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING CODE OF THE CITY OF WAGONER ZONING ORDINANCE BY MODIFYING ARTICLE 2: DISTRICT DESCRIPTION AND USE PROVISIONS, SECTION 2.3 TABLE OF ALLOWED USES, TABLE 2.3: TABLE OF ALLOWED USES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND DECLARING AN EMERGENCY

Be it ordained by the Mayor and the City Council of the City of Wagoner, Oklahoma, as follows:

I

Table 2.3: Table of Allowed Uses																				
USE CATEGORY		Zoning Districts																Supplemental Regulations		
Subcategory	Use Type	Agri.	Residential							Nonresidential										
			AG	RS-			RM-			RMH	DM	LM	CM	O	C-					IL
		1		2	3	1	2	3	1						2	3				
ACCESSORY USES																				
Accessory Buildings		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.2	
Home Occupations		P	P	P	P	P	P	P											3.2	
Accessory Dwelling		P	S	P	P	P	P	P											3.2	
TEMPORARY USES																				
All		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.3	
RESIDENTIAL USES																				
Household Units																				
Detached single family dwelling		P	P	P	P	P	P	P												
Two-family dwelling						P	P	P												
Multi-family dwelling						P	P	P		P	P	P	S	S						
Townhouse development						P	P	P			P	P							3.4	
Dwelling group						P	P	P			P	P							3.5	
Modular Home		P	P	P	P	P	P	P											3.7	
Mobile home									P										3.6	
Group Quarters																				
Boarding, dormitory, and rooming house						P	P	P		P	P	P								
Group Home						P	P	P			P	P								

Animal training	P															P	S	S		3.9
Boarding or shelter	S															P	P	P		3.9
Grooming									P	P	P	P	P	P	P	P	P	P		3.9
Veterinary, small	P									P	P	P	P	P	P	P	P	P		3.9
Veterinary, large	P															P	P	P		3.9
Broadcast or Recording Studio																				
									P	P	P	P	P	P	P	P	P	P		
Financial Services																				
Financial Institution, with drive-thru										P	P			P	P	P				
Financial Institution, without drive-thru									P	P	P	P	P	P	P	P				
Food and Beverage Services																				
Bar/nightclub									P	P	P			P	P	P				
Bakery, retail									P	P	P			P	P	P				
Brewpub									P	P	P			P	P	P				

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			AG	RS-			RM-			RMH	DM	LM	CM	O	C-					IL	IH	
				1	2	3	1	2	3						1	2						3
COMMERCIAL USES																						
Fruit and vegetable market											P	P	P			P	P	P				
Restaurant, with drive-thru												P	P			P	P	P				
Restaurant, without drive-thru											P	P	P			P	P	P				
Lodging																						
Bed & breakfast				P	P	P	S	S	S			S								3.10		
Campgrounds and RV park		S																P	P	3.11		
Hotel or motel											P	P	P			P	P	P				
Office																						
Business or professional											P	P	P	P	P	P	P					
Medical, practitioner office, or clinic											P	P	P	P	P	P	P					
Research											P	P	P	P	P	P	P	P	P			
Recreation and Entertainment, Outdoor																						
Amphitheater		P	S	S	S	S	S	S				P	P			P	P	P	S	S		
General outdoor recreation		P	S	S	S	S	S	S										P	P	P		
Golf course or driving range, lighted		P																P				
Golf course or driving range, unlighted		P	P	P	P	P	P	P										P				
Major entertainment facility		S																P	S	S		

Boat, RV, trailer, mobile homes sales																	P	P	P	3.12
Car wash																	P	P	P	3.12
Fueling station																	P	P	P	3.12
Truck stops																	P	P	P	3.12
Vehicles sales and rentals																	P	P	P	3.12
Vehicle service and repair, major																	S	P	P	3.12
Vehicle service and repair, minor																P	P	P	P	3.12
Vehicle towing services																	P	P	P	3.12
Vehicle storage, operable vehicles only																	P	P	P	3.12
INDUSTRIAL USES																				
Industrial Service																				
Fossil Fuel Storage																		P	P	
General industrial service																		P	P	

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			1	2	3	1	2	3						1	2	3						
INDUSTRIAL USES																						
Manufacturing and Production																						
Assembly, light																		P	P			
Manufacturing, light																		P	P			
Manufacturing, heavy																			P			
Major Medical Marijuana Processing																			P			
Minor Medical Marijuana Processing*															S		P	P				
Medical Marijuana Growing																			P			
Medical Marijuana Research																	P	P				
Mining and Processing																						
Minerals and raw materials																		S		3.18		
Oil and gas																		S		3.18		
Warehouse and Freight Movement																						
Motor freight terminal																		P	P			
Office warehouse															S		P	P				
Storage yard																	P	P				
Warehouse																	P	P				
Wholesale establishment															S		P	P				

Waste and Salvage																		
Auto salvage yard																	S	3.14
Scrap operations																	S	3.14
Recycling center (outdoor or indoor)																P	P	3.19
Solid waste disposal	S																S	3.19
AGRICULTURE USES																		
Animal Husbandry	P																	3.16
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Horticultural Nursery Production	P															P	P	
Agriculture, general	P																	
Livestock sales	P															P	P	
*Amended – 03/07/2022																		

II

Ordinances of the *Code of Ordinances* of Wagoner, Oklahoma, and all ordinances which are in conflict herewith, are hereby repealed from and after the effective date of this ordinance, except as hereinafter provided.

III

It being immediately necessary for the preservation of the peace, health and safety of the City of Wagoner, Oklahoma, and the inhabitants thereof, that the provisions of this Ordinance and the new provisions of the Code not heretofore enacted be put into full force and effect, an emergency is hereby declared to exist, by reason whereof this Ordinance shall take effect and be in full force and after its passage, as provided by law.

PASSED and approved this 7th day of March, 2022.

CITY OF WAGONER, OKLAHOMA

By _____
Albert Jones, Mayor

Attest: (Seal)

Rhonda Hash, Clerk

Published: _____