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:

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			ab	le 2.	.3: T	abl	e of	Allow	ed Us	es								
USE CATEGORY								Zoning	Distri	cts								
Subcategory	Agri.			F	Resid	entia	al				Nor	resi	dent	tial				Supplemental
Use Type	AG		RS-			RM-		RMH	DM	LM	CM	0		C-		IL	IH	Regulations
		1	2	3	1	2	3						1	2	3			
ACCESSORY USES																		
Accessory Buildings	Р	Р	Р	Р	Р	P	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	3.2
Home Occupations	P	Р	P	Р	Р	Р	P											3.2
Accessory Dwelling	Р	S	Р	P	Р	Р	P											3.2
TEMPORARY USES																		
All	Р	P	P	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	3.3
RESIDENTIAL USES																		
Household Units																		
Detached single family dwelling	Р	P	Р	Р	P	Р	Р											
Two-family dwelling					Р	P	Р											
Multi-family dwelling			<b>.</b>		P	Р	Р		Р	Р	Р	S	S					
Townhouse development					P	Р	P			Р	Р							3.4
Dwelling group					Р	Р	Р			Р	Р							3.5
Modular Home	P	Р	P	P	Р	P	Р											3.7
Mobile home								P										3.6
Group Quarters																		
Boarding, dormitory, and rooming					Р	Р	Р		Р	P	Р							
house					ľ	r _			r	r	r							
Group Home					P	Р	Р			Р	Р							

Convalescent home, nursing home, or assisted living					P	,	Р	Р						S	P				
Mobile Home Park				+		+	$\dashv$		P										3.6
INSTITUTIONAL/PUBLIC USES													<u> </u>		<u> </u>				3.0
Airport	S	Π		Τ		Т										S	S	S	
Art Gallery or Museum						$\top$				Р	Р	Р	Р	Р	Р	Р			
Library						$\top$				P	Р	Р	Р	Р	Р	Р			
Community Services	1																		I
Cemetery	S	S														S	S	S	
Crematorium	S					$\top$		4								S	S	S	
Government administration and civic buildings	S	S	S	S	s		5	S		Р	Р	Р	P	Р	Р	Р	Р	Р	3.16
Places of assembly	S	S	S	S	S		S	S		S	S	Р		P	Р	Р			3.16
			Гаb	le :	2.3:	Та	ble	of	Allow	ed Us	ses								
USE CATEGORY									Zoni	ng Dist	ricts								
Subcategory	Ag	ri.			Re	side	enti	al				Nor	resi	dent	tial				Supplemental
Use Type	AG	_	F	RS-			RM-		RMH	DM	LM	CM	0		C-		IL	ΙΗ	Regulations
036 1766	,	<u> </u>	1	2	3	1	2	3	1	5.0.		0.00		1	2	3	-		
INSTITUTIONAL/PUBLIC USES											1								ı
Hospital		7	S	S	S	S	S	S				Р			Р	Р			3.16
Child Care Facilities		- '	7					<b>V</b>											
Day care center			S	S		S	S	S		S	Р	Р	Р	Р	Р	Р			3.16
Home day care			S	S	S	S	S	S											
Education			4																
College or university	S	$\overline{}$	S	S	S	S	5	S			Р	Р			Р	Р			3.16
Elementary	S	_	P	P	-	Р	P	P				Р		Р	Р	Р			3.16
Middle school or high school	5		Р	P	Р	Р	Р	P				Р		Р	Р	Р			3.16
Trade school												P			Р	Р	Р	P	
Parks and Open Space	P		P	Р	P	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Utilities and Public Service Facility																			
Minor	P		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	3.15
Major	S															S	Р	P	3.15
Wireless Communication Facility		4	Z																
Freestanding tower					_											Р	Р	Р	3.8
Building or tower-mounted antenna								L		P	P	P	P	P	Р	P	Р	P	3.8
COMMERCIAL USES																			
Animal Service																			

Animal training	P										Р	S	S	3.9
Boarding or shelter	S										Р	Р	Р	3.9
Grooming					Р	Р	Р	Р	Р	Р	Р	Р	Р	3.9
Veterinary, small	Р					Р	Р	Р	Р	Р	Р	Р	Р	3.9
Veterinary, large	Р										Р	Р	Р	3.9
Broadcast or Recording Studio					Р	Р	Р	Р	Р	Р	Р	Р	Р	
Financial Services														
Financial Institution, with drive-thru						P	Р		Р	Р	Р			
Financial Institution, without drive-thru					Р	P	Р	Р	Р	Р	Р			
Food and Beverage Services				4										
Bar/nightclub					Р	Р	P		Р	Р	Р			
Bakery, retail				K	Р	Р	Р		Р	Р	Р			
Brewpub					Р	Р	Р		P	Р	Р			

								$\overline{}$	_					_				
Table 2.3: Table of Allowed Uses																		
USE CATEGORY								Zonir	ng Dist	ricts								
Subcategory	Agri.			R	esid	enti	al				Nor	resi	dent	tial				Supplemental
Use Type	AG		RS-			RM-	-	RMH	DM	LM	CM	0		C-		IL	IH	Regulations
		1	2	3	1	2	3						1	2	3			
COMMERCIAL USES																		-
Fruit and vegetable market									P	Р	Р		Р	Р	Р			
Restaurant, with drive-thru										Р	Р		Р	Р	Р			
Restaurant, without drive-thru									P	P	P		P	Р	Р			
Lodging																		
Bed & breakfast		Р	P	P	S	S	S		S									3.10
Campgrounds and RV park	S														Р	Р	Р	3.11
Hotel or motel								<u> </u>	P	P	P		P	Р	Р			
Office																		
Business or professional					<u> </u>				Р	P	P	Р	Р	Р	Р			
Medical, practitioner office, or clinic									Р	P	P	P	Р	Р	Р			
Research									P	P	P	P	P	P	Р	Р	P	
Recreation and Entertainment, Outdoor																		
Amphitheater	Р	S	S	S	S	S	S			P	Р		Р	Р	Р	S	S	3.16
General outdoor recreation	Р	S	S	S	S	S	S								Р	Р	Р	3.16
Golf course or driving range, lighted	Р														Р			
Golf course or driving range, unlighted	P	Р	Р	Р	Р	Р	Р								Р			3.16
Major entertainment facility	S														Р	S	S	

Marina	P														Р			
Race track (auto, dog, horse)	S															S	S	
Zoo																S	S	
Recreation and Entertainment, Indoor																		
Fitness and recreational sports center		S	S	S	S	S			P	P	P		Р	Р	Р	S	S	3.16
General indoor recreation		S	S	S	S	S				Р	Р		Р	Р	Р	S	S	3.16
Major entertainment facility														S	Р	S	S	
Movie theater														S	Р			
Parking, non-accessory									Р	Р	P	Р	Р	Р	Р	Р	Р	
Personal Services																		
Dry cleaning and laundry service							K			Р	P		Р	Р	Р	Р	Р	
Funeral and mortuary service											Р			Р	Р			
General personal services									P	P	Р	Р	P	Р	Р	Р	Р	
		Tal	ble	2.3	: Ta	ble	of	Allow	ed Us	es								
USE CATEGORY									ng Dist									
Subcategory	Agri.			Re	esid	enti	al		-8 2 .5 0		Nor	resi	dent	tial				Supplemental
Use Type	AG		RS-			RM-		RMH	DM	LM	CM	0		C-		IL	IH	Regulations
ose type	٨٥	1	2	3	1	2	3	KIVIII	DIVI	LIVI	Civi		1	2	3	15	'''	rtegulations
COMMERCIAL USES		-							l		l							ı
Personal Services		$\neg$			_				$\neg$									
Pharmacy or drugstore with drive-thru										Р	Р		Р	Р	Р			
Pharmacy or drugstore without drive-thru									Р	Р	Р	Р	Р	Р	Р			
Studio, artist, or instructional service									Р	Р	Р	Р	Р	Р	Р	Р	Р	
Retail Sales		•																
Alcoholic beverages, retail sales									Р	Р	Р		Р	Р	Р	Р	Р	
Building supplies and equipment															Р	Р	Р	
Consumer shopping goods									Р	Р	Р		Р	Р	Р	Р	Р	
Consumer shopping goods, large															Р	Р	Р	
Convenience store											Р			Р	Р	Р	Р	
Horticulture nursery sales	\									P	Р		Р	Р	Р	Р	Р	
Medical Marijuana Dispensary									Р	Р	Р		Р	Р	Р			
Tobacco Outlets														Р	Р	Р	Р	
Open-air market or flea market															S	S	S	
Self-service Storage Facility															Р	Р	Р	3.13
Coverelly exicuted business																S	S	3.17
Sexually oriented business																		
Vehicles and Equipment						l		l	l		<u> </u>							

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

General industrial service															P	P	
												7					
		Ta	ble	2.3	: Ta	ble c	of Allow	red Us	ses								
USE CATEGORY		Zoning Districts															
Subcategory	Agri.			R	esid	ential				Nor	nresi	dent	tial				Supplemental
Use Type	AG	_	RS-		-	RM-	RMH	DM	LM	СМ	0	1	C-	3	IL	IH	Regulations
INDUSTRIAL USES		1	2	3	1	2   3	3					1	2	3			
Manufacturing and Production																	
Assembly, light															Р	Р	
Manufacturing, light															Р	Р	
Manufacturing, heavy																Р	
Major Medical Marijuana Processing																Р	
Minor Medical Marijuana Processing*														S	Р	Р	
Medical Marijuana Growing																Р	
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		7													Р	Р	
Office warehouse														S	Р	Р	
Storage yard															Р	Р	
Warehouse															Р	Р	
Wholesale establishment														S	Р	Р	

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

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	
Attest: (Seal)	Albert Jones, Mayor	
Rhonda Hash, Cl	lerk	
Published:		