The City of Stillwater OKLAHOMA

STILL PIONEERING

ZONING COMPARISON CHART		
	RSS (Residential Single Family Small Lot)	**O (Office)**
Lot Size	5000 square feet	No min requirements
Max Structure Height	35 feet	50 feet
Min Front Yard	20 feet	25 feet
Min Side Yard - boundary with:		
Residential district	5 feet	15 feet
Commercial district	5 feet	10 feet
Industrial district	5 feet	10 feet
Min Rear Yard - boundary with:		
Residential district	20 feet	15 feet
any other district	20 feet	10 feet
Lot Coverage	No max limit	40 percent
Landscaping/Screening (earth berms, shrubs, fences, decorative man-made materials, trees)	No requirements	Required when abutting RSS, RSL, RMH, RT or RM; 70% opaque up to 3-feet tall and 40% opaque up to 5-feet tall
Permitted Uses by Right (Uses in *italic* are allowed in both zoning districts)	• Conventional single-family • Residential design manufactured homes	• Child and Adult Care Services • Churches and Religions Institutions • Educational Services • Financial Institutions and Services • Free-Standing Self Service Facilities • Health Care and Social Assistance • Mixed Use • Professional and Administrative Office and Services • Public Administration and Service

The City of Stillwater OKLAHOMA

STILL PIONEERING

ZONING COMPARISON CHART		
	RSS (Residential Single Family Small Lot)	**RTM (Residential Two-family and Multi-family)**
Lot Size	5000 square feet	20,000 square feet
Max Structure Height	35 feet	35 feet
Min Front Yard	20 feet	20 feet
Min Side Yard - boundary with:		
Residential district	5 feet	5 feet
Commercial district	5 feet	5 feet
Industrial district	5 feet	5 feet
Min Rear Yard - boundary with:		
Residential district	20 feet	20 feet
any other district	20 feet	20 feet
Lot Coverage	No max limit	40 percent
Landscaping/Screening (earth berms, shrubs, fences, decorative man-made materials, trees)	No requirements	Required for parking lots only
Permitted Uses by Right (Uses in *italic* are allowed in both zoning districts)	• Conventional single-family • Residential design manufactured homes	• Boarding House/Rooming House • Church and Religions Institutions • Multiple-family with a maximum gross density of 20 units per acre • Townhome • Two-family (duplex)

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STILL PIONEERING

ZONING COMPARISON CHART		
	RSS (Residential Single Family Small Lot)	**RT (Residential Two-family)**
Min Lot Size	5,000 square feet	7,500 square feet
Min Lot Width/Depth	50/100 feet	60/100 feet
Max Structure Height	35 feet	35 feet
Min Front Yard	20 feet/10 feet from alley	20 feet/10 feet from alley
Corner lot optional setback	Front: 20 feet Street Side: 15 feet	N/A
Min Side Yard - boundary with:		
Residential district	5 feet	5 feet
Commercial district	15 feet	15 feet
Industrial district	15 feet	15 feet
Min Rear Yard - boundary with:		
Residential district	20 feet	20 feet
Any other district	20 feet	20 feet
Max Lot Coverage	No max limit	40 percent
Landscaping/Screening (earth berms, shrubs, fences, decorative man-made materials, trees)	No requirements	No requirements
Permitted Uses by Right (Uses in *italic* are allowed in both zoning districts)	• *Conventional single-family* • *Residential design manufactured home*	• *Conventional single-family* • *Residential design manufactured home* • Two-family (duplex)

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STILL PIONEERING

ZONING COMPARISON CHART		
	RSS (Residential Single Family Small Lot)	**NTZ (Neighborhood Transition Zone)**
Min Lot Size	5,000 square feet	5,000 square feet (single family) 7,500 square feet (multi-family)
Min Lot Width/Depth	50/100 feet	50/100 feet
Max Structure Height	35 feet	Average height of existing structures in adjacent established neighborhood
Min Front Yard	20 feet/10 feet from alley	20 feet
Corner lot optional setback	Front: 20 feet Street Side: 15 feet	N/A
Min Side Yard - boundary with:		
Residential district	5 feet	20 feet when adjacent to neighborhood property lines 5 feet when not adjacent to neighborhood property lines
Commercial district	15 feet	N/A
Industrial district	15 feet	N/A
Min Rear Yard - boundary with:		
Residential district	20 feet	20 feet when adjacent to neighborhood property lines 5 feet when not adjacent to neighborhood property lines
Any other district	20 feet	N/A
Max Lot Coverage	No max limit	No max Limit
Max Gross Density	N/A	10 dwelling units per acre
Landscaping/Screening (earth berms, shrubs, fences, decorative man-made materials, trees)	No requirements	No requirements
Permitted Uses by Right (Uses in *italic* are allowed in both zoning districts)	• *Conventional single-family* • Residential design manufactured home	• *Conventional single-family* • Two-family (duplex) • Townhome