



THE VINEYARD PLANNED UNIT DEVELOPMENT
Revised 02-20-2007, 06-17-2008, 03-21-2016, 02-17-2020

I. GENERAL REQUIREMENTS:

1. The Use and Development Regulations set out herein shall control the development and use of the property listed in Attachment "A". In case of a conflict between the regulations set out in this Planned Unit Development and the Zoning Ordinances contained in Chapter 24 of The Village City Code, the Use and Development Regulations contained in this Planned Unit Development shall take precedence and control the development and use of the property. All regulations not specifically addressed herein shall comply with the ordinances and building regulations of the City of The Village.
2. The conceptual plan, attached hereto and made a part hereof, is intended to provide a visual depiction of what may be developed in accordance with the regulations of this Planned Unit Development. The actual layout and design of the tracts can be changed in accordance with the development regulations of this Planned Unit Development.
3. The property comprising the Planned Unit Development will be platted. A copy of the Preliminary Plat is attached hereto and made a part hereof. If the tracts are developed pursuant to the Unit Ownership Estate Act, a Site Development Plan showing dimensions of lot lines, easements, streets, residential and commercial uses shall be submitted for review prior to the issuance of a building permit in order to determine compliance with these regulations and other applicable city ordinances.
4. If property is sold pursuant to the Unit Ownership Estate Act, a Declaration of the Establishment of a Property Owner's Association will be filed of record prior to the issuance of an occupancy permit.
 - a) The following note shall be placed on the construction drawings and final plat: "The grantor hereby agrees that the grantor, its heirs, its successors, grantees or assigns will maintain and replace private roads and drives when it becomes necessary due to normal maintenance or repair.
 - b) The following note shall be placed on the final plat: "All maintenance of privately owned drainage channels, common areas, private drives, and utilities located hereon shall be the responsibility of the Property Owner or Property Owner's Association comprising all lot owners owning property within a tract comprising the Planned Unit Development of The Vineyard."
 - c) The Property Owner's Association shall convey easements to the City of The Village for road and utility purposes. In addition, it shall be specifically understood that police, fire, inspection and



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health department vehicles, and all official personnel who are in the process of performing their normal responsibilities as city, county, state or public utility employees, shall have the right of ingress and egress over, upon and across said easements and that the same shall be kept open and free from obstructions at all times. This section shall not preclude the installation of controlled access points that are permanently installed and continuously staffed.

5. Minimum lot size for residential development shall be 3,825 square feet. Lot dimensions shall not include a portion of a public or private street.
6. One family shall be permitted per dwelling unit. Dwelling units shall not be subdivided.
7. Wooden shingle roofs shall not be permitted in any tracts of this development.
8. A tilt up masonry wall shall be permitted around the O.G.& E. substation site. Said wall shall be permitted to be up to twenty (20) feet in height and shall be used for identification signage for the proposed commercial center. This shall be subject to review and approval by O.G.&E.
9. Developer will comply with the sign ordinances of the City of The Village as in effect at the time application is made for any sign in this development.
10. Developer will comply with landscape and green area ordinances of the City of The Village.
11. Developer will comply with the 65% exterior masonry requirements for all construction within this development.
12. One (1) access point to the west connecting with Manchester Drive shall be allowed. This road shall be a public road to extend east to connect with the proposed boulevard street which will extend south from Hefner Road to tie directly with Kavanaugh Boulevard, and on toward Pennsylvania Avenue. The name of the public street shall be The Vineyard Boulevard.
13. Curb cuts will be no less than 300 feet apart on Hefner Road. If minor variations from this standard are needed, an applicant will be required to appear before the Traffic and Safety Commission to obtain a change from this standard. Any such recommendation from the Traffic & Safety Commission shall require approval of The Village City Council.



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14. Access to residences may be provided by private roads and drives. Such roads and drives must be shown on the final plat unless the property is developed pursuant to the Unit Ownership Estate Act. If developed pursuant to said act, an as built survey shall be filed with the City of The Village prior to occupancy permits being issued.
 - a. Reduction in design widths for private roads and drives may be approved only if they are designed with limited length and only one access point such as with cul-de-sacs or short loops.
 - b. If private drives are constructed to a width less than 26 feet, then off-street parking must be provided which is adequate to meet the anticipated parking demands. Provisions for off-street parking shall be subject to review prior to the issuance of a building permit.
 - c. All private roads shall allow access of police, fire, ambulance, sanitation and other public vehicles.
 - d. The following right-of-way standards shall apply for the development of streets within The Vineyard PUD:
 - i. Vineyard Boulevard - 80 feet of right-of-way.
 - ii. Public Streets - 50 feet of right-of-way.
 - iii. Private Streets - 40 feet of right-of-way.
 - e. Private roads, alleys and streets may vary from the paving cross section design standards provided in Chapter 25 of The Village City Code as approved in writing by the City Council.
15. All parking shall be subject to review by the City of The Village prior to the issuance of a building permit.
16. The developer herein agrees to expend up to the amount of fifty thousand dollars (\$50,000.00) in the cost for placement of a traffic light at the intersection of Hefner road and the street to be dedicated by the developer to the City of The Village, if the following conditions are met:
 - a. Approval of the need and location by the City of The Village City Council.
 - b. Approval of the need and location by the City of Oklahoma City Traffic Commission.
 - c. It is understood that the developer will be obligated to share



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in the cost of a traffic light if conditions #1 and #2 are met up to, and not exceeding, the amount of fifty thousand (\$50,000.00) dollars. The developer will be obligated for a period of five (5) years from the date that 75% of the development has been completed. After the five (5) year period, the developer will have no obligation in regard to participating in the cost of a traffic light at the intersection of Hefner Road and street to be dedicated by the developer to the City of The Village.

- d. A performance bond shall be furnished by the developer to insure the faithful performance of the terms of this section.

II. DEVELOPMENT REGULATIONS FOR TRACTS 1A AND 1B, SINGLE FAMILY AND DUPLEX.

1. All permitted uses in the "A-1" Single Family Residential District as of the approved date of this Planned Unit Development shall be permitted uses in Tracts 1A and 1B.
2. Two (2) Family dwelling units (duplexes) shall be permitted.
3. Building setbacks shall be as follows:
 - a) Fifteen (15) feet from the north and south lines of Tracts 1A and 1B.
 - b) If a developer chooses to build dwellings adjacent to a fifteen (15) building line from the west property line, a limit of one (1) story will be placed on dwelling constructed adjacent to the fifteen foot building setback line. All other dwellings within Tract 1A and 1B can be two (2) stories, not to exceed thirty-five (35) feet in height.
 - c) A minimum side yard setback of three (3) feet between the eaves of dwelling units shall be required. However, zero (0) lot line development will be allowed if there is a minimum of six (6) foot separation from the eaves of the structures.
4. Minimum lot width shall be 45 feet.
5. Section 155 Subsection 7 of the City Code requiring lot areas to be adequate to provide sufficient yard areas and parking for schools and churches shall apply.
6. Tracts 1A and 1B shall be platted and filed with the County Clerk of Oklahoma County, unless it is sold under the Unit Ownership Estate Act.



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7. A sight proof fence, a minimum of six (6) feet in height, shall be constructed along the north, west and south boundaries of Tracts 1A and on the west, east and south boundaries of Tract 1B to be maintained in accordance with the City of The Village Code. Said fence shall be constructed with brick columns and be supported by an adequate foundation. *(Amended by Resolution 02-20-2007 (A))*
8. A maximum of nine (9) dwelling units per acre shall be allowed, per gross acre.
9. An access link shall be provided through Tract 1 to connect Manchester Drive to the west.
10. A maximum of sixty percent (60%) of the dwelling units may be attached, provided that no more than two (2) dwelling units are attached in any building.
11. A minimum square footage requirement of 1,000 square feet per dwelling unit, exclusive of attached garage shall be required.
12. No internal setbacks shall be required other than those provided in the International Building Code as adopted by the City. *(Amended by Resolution 02-20-2007 (A))*
13. Lots fronting on a curve or a cul-de-sac shall have an average lot width of forty-five (45') feet and shall have at least thirty (30') feet of frontage on an approved private or public street. All other lots shall have a minimum width of forty-five (45') feet with at least forty-five (45') feet of frontage on an approved public or private street. *(Amended by Resolution 02-20-2007 (A))*
14. Dead end streets shall end in a cul-de-sac with a minimum paving radius of forty (40) feet. In lieu of a cul-de-sac, a hammer-head turn around may be provided, subject to the approval of the Fire Chief. *(Amended by Resolution 02-20-2007 (A))*

III. DEVELOPMENT REGULATIONS FOR TRACT 2 - SINGLE FAMILY, DUPLEX, MULTIPLE FAMILY DWELLINGS, NURSING HOMES, ASSISTED LIVING CENTERS, MULTIFAMILY INDEPENDENT RETIREMENT LIVING UNITS, CONGREGATE CARE UNITS, MEDICAL OFFICES, AND RELATED DINING FACILITIES.

1. All permitted uses in the "A-1" Single Family District as of the approved date of the Planned Unit Development shall be permitted uses in Tract 2.
2. The development regulations as provided for Tracts 1A and 1B shall



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apply if single family or two family (duplex) dwellings are developed.

3. Lot sizes for uses other than residential shall be determined by Section 155 of The Village City Code.
4. Multiple Family Dwellings shall be a permitted use within Tract 2. A Multiple Family Unit is defined as a building designed for occupancy by three or more families.
5. A maximum density of nineteen (19) dwelling units per acre shall be permitted, per gross acre.
6. A Minimum twenty-five (25) foot setback shall be required around the south and west exterior boundaries of Tract 2. The north exterior boundary of Tract 2 shall have a forty (40) foot building setback, provided however, covered parking structures shall be subject to a five (5) foot setback from the north boundary of Tract 2. There shall be no setback from the east exterior boundary of Tract 2. No interior setbacks shall be required, except building code requirements.
7. A height limit of two (2) stories not exceeding 35 feet shall be permitted for all uses except Multifamily Independent Retirement Living Units which shall have a height limit of three (3) stories not exceeding fifty-two (52) feet in height.
8. Nursing homes, Assisted Living Centers, Congregate Care Units, Medical Offices, Multifamily Independent Retirement Living Units and related dining facilities shall be permitted uses. The development regulations applicable to multiple family development shall apply to the development of these uses in this tract except as follows:
 - a) Nursing Homes: One (1) off-street parking space per every five (5) beds.
 - b) Multifamily Independent Retirement Living Units: One (1) parking space per independent unit.
 - c) Assisted Living Centers: One half (1/2) parking space for each assisted living unit.
9. A minimum square footage requirement of 700 square feet per dwelling unit shall apply to Multiple Family Units and Multifamily Independent Retirement Living Units, exclusive of the attached garage.
10. Off-Street Parking requirements for Multiple Family Units (other than Multifamily Independent Retirement Living Units) shall be:
 - a) 1.5 spaces per one (1) bedroom dwelling unit.



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- b) 2.0 spaces per any dwelling unit over one (1) bedroom.
11. A forty (40) foot building setback will be provided from the north line of Tract 2, except as provided by subsection 6 above. Within this 40 foot building setback, there will be fifty (50) trees planted. Twenty-five (25) trees will be deciduous. They will have at least a two and one-half inch caliper trunk and be at least ten (10) feet in height. Twenty-five (25) trees will be evergreen which will have a minimum of 2-1/2 inch caliper.

IV. TRACT 3 - SINGLE FAMILY, DUPLEX, MULTIPLE FAMILY, RETIREMENT CENTERS, NURSING HOMES.

1. All permitted uses in the "A-1" Single Family District as of the approved date of the Planned Unit Development shall be permitted uses in Tract 3. The development regulations as provided for Tracts 1A and 1B shall apply if single family or two family (duplex) dwellings are developed. Lot sizes for uses other than residential shall be determined by Section 155 of The Village City Code.
2. Multiple Family Dwellings shall be a permitted use within Tract 3. A Multiple Family Unit is defined as a building designed for occupancy by three (3) or more families. Dwelling units will be allowed to be attached throughout the development of Tract 3.
3. A maximum of eighteen (18) dwelling units per acre shall be permitted, per gross acre.
4. A minimum ten (10) foot setback shall be required around all exterior boundaries of Tract 3. If multiple family dwellings, retirement center or nursing home is constructed within Tract 4 then the ten (10) foot setback requirement will not be required along the east boundary of Tract 3.
5. A height limit of two (2) stories not exceeding 35 feet shall be permitted.
6. Nursing homes shall be a permitted use. The development regulations applicable to Multiple Family Development shall apply to the development of nursing homes except as follows:
 - (a) One (1) off-street parking space per every five beds.
7. A retirement center shall be a permitted use. Density limitations for retirement centers will be 38 units per acre. There shall be no minimum square footage living area requirement per dwelling unit for retirement centers.



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- (a) One (1) off-street parking space per every three (3) beds.
8. Off-street parking requirements shall be:
- (a) 1.5 spaces per one (1) bedroom dwelling unit.
 - (b) 2.0 spaces per any dwelling unit over one (1) bedroom.

Note: Tract 4 was eliminated 2-20-2007

V. TRACT 5 - C2 COMMERCIAL ZONING, INDEPENDENT LIVING RETIREMENT UNITS. ASSISTED LIVING CENTERS, CONGREGATE CARE UNITS AND RELATED DINING FACILITIES.

1. All permitted uses in the "C-2" Zoning as of the approved date of this Planned Unit Development shall be permitted uses in Tract 5. The Use and Development regulations of the C-2 Zoning District as of the date of this ordinance shall govern the use and development of Tract 5. In addition, the following uses will be permitted within Tract 5.
 - a) Hotel Lodging Accommodations. Lodging services involving room accommodations for travelers, including food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels and motels.
 - b) Eating Establishments: Sit-down, Alcohol Permitted. Establishments or places of business where customers are seated and served, and are engaged in the sale, mixing, or dispensing of beverages containing alcohol for on-premises consumption as accessory to a restaurant operation. Alcoholic beverages may not be sold within an eating establishment which is within 300 feet of a church or school.
 - c) Eating Establishments: Fast Foods. Establishments or places of business primarily engaged in the sale of prepared foods and beverages for both on and off-premises consumption. These uses are normally adjacent to high volume pedestrian and/or vehicular movement areas, and are characterized by pre-packed and precooked foods and by a central ordering and serving point within the establishment. Typical uses include delicatessens and chain restaurants.
 - d) Eating Establishments: Drive-In. Establishments or places of business with little or no inside seating where prepared food and beverages are consumed within a motor vehicle on the premises or are carried out by the purchaser to table. These uses are normally adjacent to high volume pedestrian and/or vehicular movement areas, and are characterized by either remote ordering of food from



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within the vehicle and delivery by attendants, or by carry out packages for consumption on or off the premises.

- e) Multi-Screen Indoor Theaters shall be permitted except in Tract 5A.
- f) A church shall be a permitted use.
- g) A plant nursery and greenhouse shall be permitted uses.
- h) Multifamily Independent Living Units, Assisted Living Centers, Congregate Care Units and related Dining Facilities shall be permitted uses in Tract 5A & Tract 5D. Such developments shall be subject to the regulations provided in Section III, Subsections 5, 7, 8 & 9 of this PUD.
- i) A Minimum twenty-five (25) foot setback shall be required on the east and south exterior boundaries of Tract 5D. The north and west boundary of Tract 5D shall have no building setback.
 - (a) A minimum twenty-five (25) foot setback shall be required on the east exterior boundary of Tract 5A. If a portion of Tract 5A is developed for any use provided for in Subsection (h) above, there shall be a forty (40) foot setback from the north and west exterior boundaries of that portion of Tract 5A, provided however that covered parking structures shall be subject to a five (5) foot setback from the north and west boundaries of Tract 5A. No interior setbacks shall be required for Tract 5A, except as required by applicable building code requirements. *(Amended by Resolution 06-17-2008 (A))*
 - (b) A minimum fifteen (15) foot setback shall be required on the west boundary of Tract 5B (Vineyard Boulevard). A minimum twenty-five (25) foot setback shall be required on the north boundary of Tract 5B (Hefner Road). No interior setbacks shall be required for Tract 5B, except as required by applicable building code requirements. *(Amended by Resolution 06-17-2008 (A))*
- (f) (Skipped subsection)
- (k) New and Used Car Dealerships that are conducted within the confines of an enclosed structure with no outdoor display of vehicles other than the outdoor parking of not more than three (3) vehicles at a time. Outdoor parking shall be limited to the hours of operation of the dealership. *(Amended by Resolution 03-21-2016 (A))*
- (l) Medical Cannabis Solvent-less Processing shall be a permitted use in Tract 5B and whereas the solvent-less process is the process of using ice water to separate the trichomes from the biomass of the medical cannabis plant. The resulting ice water hash is then pressed between



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two heating plates at a temperature between 180 and 220 degrees Fahrenheit to produce the finished product of medical grade cannabis oil. This processing technique does not include the use of combustible solvents like Butane or other volatile chemicals. *(Resolution 02-17-2020 (C)).*

2. The following uses shall be excluded from all property within this Planned Unit Development.
 - a) Adult bookstores.
 - b) Nude dancing establishments.
 - c) Abortion clinics.
 - d) Establishments devoted exclusively to selling beer or mixed drinks.
 - e) Coin operated laundries.
 - f) New and used car dealerships are excluded in Tract 5B except as provided in Article V, Section 1, Subsection (k) Section 1, Subjection (k). *(Amended by Resolution 03-21-2016 (A))*
- a) The following uses shall be excluded from Tract 5A:
 - i. Hotel.
 - ii. Theater.
 - iii. Bowling Alley.
 - iv. Roller/ice skating rink.
 - v. Tire store.
 - vi. Service station.
3. Off-street parking requirements for Tract 5 shall be as follows:
 - (a) Office: 1) space per 300 square feet of gross leasable area.
 - (b) Retail Uses and Health Club Uses:
 - i. 12,000 square feet gross leasable area, one (1) space per 200 square feet.
 - ii. 12001 - 48,000 square feet gross leasable area, one (1) space per 225 square feet.
 - iii. Over 48,000 square feet gross leasable area, one (1) space per 250 square feet.
 - (c) Restaurant Establishments: One (1) space per 100 square feet of



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gross area.

- (d) Hotel - Lodging: One (1) space per room and one (1) space per 200 square feet of restaurant and lounge.
- (e) Theater: One (1) space per four (4) seats.
- (f) Fifteen Percent (15%) of the required spaces shall be permitted for use of compact cars, with dimensions of 7.5' X 15'.
- (g) Where restaurants or theater facilities occur within a retail center, parking requirements as listed above may be reduced by fifty (50%) percent.