



TMAPC

**Tulsa Metropolitan Area
Planning Commission**

Subdivision and Development Regulations

Adopted February 21, 2018

Effective May 10, 2018

As Amended and Effective January 14, 2020

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1-010 OFFICIAL NAME (TITLE)

The official title of these regulations is the “**Tulsa Metropolitan Area Subdivision and Development Regulations,**” hereinafter referred to as “these regulations.”

1-020 AUTHORITY

These regulations are adopted pursuant to the powers granted and limitations imposed by Oklahoma law, expressly including the statutory authority conferred by Title 19, Oklahoma Statutes, Sections 863.9 and 863.10.

1-030 EFFECTIVE DATE

These regulations become effective on May 10, 2018 except as otherwise expressly stated.

1-040 JURISDICTION

These regulations apply within the jurisdiction of the Tulsa Metropolitan Area Planning Commission.

1-050 PURPOSES

These regulations are adopted for the purposes of:

- 1-050.1** Protecting and promoting the public health, safety and general welfare;
- 1-050.2** Implementing the comprehensive plan and other adopted plans and policies;
- 1-050.3** Providing for orderly growth and land development;
- 1-050.4** Facilitating the creation of accurate records of the separate interests created and conveyed by the subdivision of land, thereby helping to protect private property rights;
- 1-050.5** Ensuring that lots proposed to be created are capable of being built upon in accordance with applicable regulations;
- 1-050.6** Promoting sustainable land development practices;

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5-010 APPLICABILITY

Except as otherwise expressly stated, the design and improvement regulations of this article apply to all:

- 5-010.1** Land divisions;
- 5-010.2** Activities expressly identified in Section 70.080-B of the Tulsa zoning code; and
- 5-010.3** Activities expressly identified in Section 260 of the Tulsa County zoning code.

5-020 REQUIRED INFRASTRUCTURE AND PUBLIC IMPROVEMENTS
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- 5-020.1** Except as otherwise expressly stated, developers are responsible for the construction and installation of infrastructure and public improvements in accordance with the regulations of this article. Required infrastructure and improvements must comply with all applicable design criteria and standard specifications.
- 5-020.2** All improvements must be designed and installed to provide for a logical inter-connected system of infrastructure and to create continuity of improvements that will facilitate land development on adjacent properties.

5-180.6 Plat Vacation

Vacation of the plat as provided by state statute removes the obligation to construct improvements and constitutes grounds for release of any remaining financial guarantee.

5-190 MAINTENANCE GUARANTEES AND SECURITY

Maintenance guarantees and financial security must be provided in accordance with applicable city or county regulations.

5-200 PERPETUAL MAINTENANCE OF COMMON AREAS AND IMPROVEMENTS**5-200.1 Maintenance Obligation for Common Areas and Improvements**

- A. The obligation for perpetual maintenance of any common areas and public or private improvements within a development must be established by the developer and approved by the planning commission. Such obligation must be provided for in the plat, or for developments not required to be platted, by a deed restriction or other appropriate document recorded with the county clerk.
- B. If multiple property owners will be responsible for perpetual maintenance and control of common areas and public or private improvements, a property owners association must be established. Each property owner, by acceptance of a deed to a property within the development, will be deemed to have agreed to be a member of the property owners association and be subject to assessment for maintenance of the common areas and public or private improvements.
- C. If the entire development is to remain under single ownership, the common areas and public or private improvements must be maintained by the owner of the property.

5-200.2 Declarations and Covenants

- A. Declarations and covenants guaranteeing ongoing maintenance of common areas and public or private improvements must be established within a deed of dedication accompanying a plat or, for developments subject to these regulations but not required to be platted, by a deed restriction or other appropriate document recorded with the county clerk.
- B. The declarations and covenants must expressly authorize the city or county to correct maintenance deficiencies in areas containing public improvements that the property owner or property owners association is required to maintain, and to recover actual costs and any legal fees from the subject property owner or property owners association if maintenance duties are not carried out, and to establish and enforce a lien against the property in the development for recovery of the costs and fees.

5-210 SURVEYS AND MONUMENTS

Surveys and monuments must comply with the *Minimum Standards for the Practice of Land Surveying*, as promulgated by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.