

D-6

URBAN RENEWAL PLAN

Approved by LURA on January 27, 2006

Recommended by CPC on February 23, 2006

Approved by the Lawton City Council on March 14, 2006

AMENDMENTS

Amended by LURA on November 17, 2009
Recommended by CPC on December 3, 2009
Amended by the Lawton City Council on December 15, 2009

Amended by LURA on May 29, 2014
Recommended by CPC on July 10, 2014
Amended by the Lawton City Council on August 12, 2014

Amended by LURA on June 18, 2019
Recommended by CPC on June 27, 2019
Amended by the Lawton City Council on July 9, 2019

Amended by LURA on April 19, 2022
Recommended by CPC on June 16, 2022
Amended by Lawton City Council on July 12, 2022

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A. DESCRIPTION OF THE PROJECT:

1. Boundaries of Urban Renewal Project:

- a. Original Project Boundary Map: The Project Boundary Map as adopted in 1975 is enclosed as Exhibit URP-I (Appendix A of this Plan sets out the legal description for the original project boundaries of the D-6 Urban Renewal Project).
- b. Amended Project Boundary Map: Amended Project Boundary Map as approved by Resolution Number 06-53 adopted by the Lawton City Council on March 14, 2006, is enclosed as Exhibit URP-IA.
- c. The legal description for the amended D-6 Project is as follows:

BEGINNING at a point, said point being the Northwest corner of Lot 8, Block 2, of the Original Townsite of Lawton, and said point also being the intersection of the South right-of-way line of Gore Boulevard and the East right-of-way line of Second Street;

THENCE, West along the South right-of-way line of Gore Boulevard, extended, a distance of 80 feet to a point, said point being the intersection of said South right-of-way line of Gore Boulevard and the West right-of-way line of Second Street;

THENCE, North along the West right-of-way line of Second Street, extended, a distance of 267.6 feet to a point, said point being the intersection of the West right-of-way line of Second Street and the North right-of-way line of Gore Boulevard;

THENCE, West along the North right-of-way line of Gore Boulevard, a distance of 960.0 feet to a point, said point being the intersection of said North right-of-way line of Gore Boulevard and the West right-of-way line of Fourth Street;

THENCE, North along the West right-of-way line of Fourth Street, a distance of 2,520.0 feet, more or less, to a point, said point being the intersection of said West right-of-way line of Fourth Street and the North right-of-way line of Ferris Avenue;

THENCE, East along the North right-of-way line of Ferris Avenue, a distance of 2,209.59 feet, more or less, to a point, said point being the intersection of said North right-of-way line of Ferris Avenue, extended, and the East right-of-way line of the Oklahoma-Kansas-Texas Railroad;

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THENCE, North along the East right-of-way line of the Oklahoma-Kansas-Texas Railroad, a distance of 1,049.47 feet, more or less, to a point, said point being the intersection of said East right-of-way line of the Oklahoma-Kansas-Texas Railroad and the West right-of-way line of the Burlington Northern Railroad;

THENCE, Southeasterly along the West right-of-way line of the Burlington Northern Railroad, a distance of 5,432.08 feet, more or less, to a point, said point being the intersection of said West right-of-way line of the Burlington Northern Railroad and the South right-of-way line of Gore Boulevard;

THENCE, West along the South right-of-way line of Gore Boulevard, a distance of 1,490 feet, more or less, to a point, said point being the intersection of said South right-of-way line of Gore Boulevard and the West right-of-way line of the Oklahoma-Kansas-Texas Railroad;

THENCE, South along the West right-of-way line of the Oklahoma-Kansas-Texas Railroad, a distance of 1,062.92 feet, more or less, to a point, said point being the intersection of said West right-of-way line of the Oklahoma-Kansas-Texas Railroad and the South right-of-way line, extended, of the alley between SW "B" Avenue and SW "C" Avenue;

THENCE, West along the South right-of-way line of the alley between SW "B" Avenue and SW "C" Avenue, a distance of 924.25 feet, more or less, to a point, said point being the intersection of said South right-of-way line of the alley and the East right-of-way line of Second Street;

THENCE, North along the East right-of-way line of Second Street, a distance of 1,010 feet, to the Point of Beginning.

B. URBAN RENEWAL PLAN OBJECTIVES: The Lawton D-6 Urban Renewal Project will be undertaken and carried out by the Lawton Urban Renewal Authority of the City of Lawton (hereinafter also identified as the "Authority") as authorized by Title 11, Sections 38-106 through 123, Oklahoma Statutes. The principal activity will be to continue the revitalization of the central business district of the city. The principal objectives of the Urban Renewal Plan are as follows:

1. The revitalization of a key portion of Downtown Lawton through clearance, redevelopment, and rehabilitation measures, thereby maintaining a Central Business District with economic and functional vibrancy. Such revitalization will also encourage mixed land uses of residential and commercial activities that make the downtown area alive with compatible activities long after the close of business hours.

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2. The functional and economic integration of land uses and structures will include retail shopping, office buildings, public areas and open spaces, medium density residences, and a multi-modal treatment of transportation needs.
3. The continued elimination of blight and blighting influences consisting of substandard structures, inadequate parking, uneconomical use of land or buildings, inadequate transportation facilities and patterns, all of which contribute to the general economic and functional decline of the project area.
4. The conservation of certain properties suitable for retention and integration into the project area and consistent with the land use proposals.
5. The introduction of new residential land uses to sustain and expand commercial activity within the project area.
6. The removal of impediments to efficient land development.
7. The provision of convenient and adequate transportation facilities including safe and accessible pedestrian circulation throughout the project area.
8. The provision of parks, landscaping treatments and open areas to soften the effects of urbanization and provide areas for enjoyment of outdoor environment.

C. **TYPES OF PROPOSED RENEWAL ACTIONS:** The Lawton D-6 Urban Renewal Project is a combination project involving continued stabilization, conservation and redevelopment of current land uses, integration and encouragement of new mixed land uses with particular emphasis on reintroduction of residential living into the project area, replacement of obsolete infrastructure, creation of the multi-modal transportation system, providing the catalyst for private investment within the project area.

1. **Stabilization, Conservation and Redevelopment:** Actions will include the development of architectural standards, zoning and building codes conducive to redevelopment and conservation. Acquisition and clearance of undesirable, substandard structures and disposition of land may be required. However, after the adoption of this Plan any future non-voluntary acquisition of real property within the project area shall be identified on the URP-IIA and shall be conducted in accordance with applicable state law. Code enforcement of applicable health and safety requirements shall be encouraged to preserve existing property and protect it from blighting influences.
2. Encouragement of new residential land uses will be reflected in the permitted land uses within the project area. Such residential redevelopment shall include the provision of safe, affordable housing for all age groups and the provision of residential amenities such as attractive lighting, landscaping, accessible pedestrian

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walkways, and transit shelters.

3. Replace or reconstruct obsolete infrastructure to support new land uses.
4. Reconstruct streetscapes to provide accessible, safe and attractive pedestrian walkways, intersection treatments, and traffic lanes to connect the project area with adjacent urban renewal projects using an integrated corridor design.
5. Recommend to the City of Lawton zoning overlay districts that would set out architectural treatments, rehabilitation standards, parking requirements for redevelopment.

D. LAND USE PLAN: The Land Use Plan consists of the Land Use Map contained in Exhibit URP-III A and in the Land Use Provisions as herein stated below:

1. Permitted Land Uses. The following land uses shall be permitted in the land use districts shown on the Land Use Plan, Exhibit URP-III A.
 - a. Medium Intensity Residential District. In the Medium Intensity Residential District, no buildings or land shall be used except for the following uses:
 - (1) Single-family residential dwelling unit
 - (2) Two-family residential dwelling unit
 - (3) Assisted living center, retirement center, nursing home
 - (4) Bed and breakfast
 - (5) Church
 - (6) Family day care home
 - (7) Library
 - (8) Multiple-family dwelling apartment house; provided however, that a structure to be used as a dwelling for more than four (4) families shall be of new construction, originally designed for the number of dwelling units contained in or proposed for the structure.
 - (9) Non-profit institutions of higher education with all accessory and auxiliary buildings and uses customarily incidental to such institutions.
 - (10) Public park or playground
 - (11) Public school or school offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.
 - (12) Rooming or boarding house
 - (13) Accessory uses customarily incidental to home occupation as permitted by the Lawton City Code when situated in the same dwelling, such as dressmaking, seamstress, tailoring, or millinery,

when engaged in by members of the resident family.

- (14) Accessory buildings including a private laundry, utility or storage building, garage, and carport as a part of a residential dwelling or housing project.

- b. Mixed Use District. This district allows for a wide range of compatible residential, retail and office uses which shall define the central theme of downtown redevelopment of living and working in the urban environment. The district shall offer a variety of housing complemented by entertainment establishments, restaurants, service providers and sales for personal needs.

This district allows for a wide range of residential, office, and commercial uses.

- (1) Single-family residential
- (2) Two-family residential
- (3) Three- and four-family residential
- (4) Multiple-family residential
- (5) Administrative and Professional Office. Offices of firms or organizations providing professional and executive management or administrative services. Typical uses include advertising agencies, law offices, real estate offices, architectural and engineering offices, financial institutions, and corporate offices.
- (6) Animal Sales and Services, Kennels and Veterinary: Restricted. Kennel and veterinary services for small domestic animals such as dogs, cats, or other household pets, with all operations and storage conducted within an enclosed building. Typical uses include animal or veterinary hospitals, boarding and breeding kennels, pet motels, and animal training centers.
- (7) Automotive, new car dealership provided no repairs occur outside the confines of the building.
- (8) Automotive equipment sales provided no outside display or storage of parts.
- (9) Automotive repair provided no repairs, paint or body work occur outside the confines of the building.
- (10) Building Maintenance Services. Establishments or places of business primarily engaged in the sale, rental, or repair of equipment and supplies used by office, professional, and service establishments primarily to other firms, rather than to individuals, but excluding automotive, construction, and farm equipment. Typical uses include office equipment and supply firms; janitorial services; disinfecting and exterminating services; and vending machine sales and services.

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- (11) Business Support Services. Establishments primarily engaged in the provision of services of a clerical, employment, protective, or minor processing nature to firms, rather than individuals, and where the storage of goods or equipment other than as samples or as necessary for daily operation is prohibited. Typical uses include secretarial services; telephone answering services; blueprint services; and reproduction services.
- (12) Communications Services: Limited. Establishments primarily engaged in the provision of public information, broadcasting and other information relay services accomplished through the use of printed, electronic and telephone mechanisms but excluding those classified as major impact services and utilities. Typical uses include newspaper publication, television/radio studios and telecommunication service centers.
- (13) Community Recreation: Restricted. Recreational, social, and multipurpose uses that operate during daylight hours and generally are available for public use. Typical uses include golf courses with accessory clubhouses and buildings; and unlighted swim centers, tennis courts, playgrounds, playfields, and public parks.
- (14) Community Recreation: General. Recreational, social, or multipurpose open or enclosed uses and accessory buildings which have no fixed seats and occupancy limited to 500 persons. Typical uses include golf courses, clubhouses, swim centers, tennis centers, playgrounds, playfields, marinas, boat docks, country clubs, and public parks.
- (15) Convenience Sales and Personal Services. Establishments or places primarily engaged in the provision of frequently needed, day-to-day retail commercial goods and services. Such uses are designed and intended to serve a limited local market and to be generally within a short walking or short driving distance of a residential area. Furthermore, only uses that do not create increased traffic, noise, or such other impacts considered incompatible with a residential use will be permitted. Typical uses include small grocery stores whose ground floor is less than 10,000 square feet in size; drugstores; candy stores; ice cream parlors; dry cleaning establishments; barbershops; shoe repair shops; self-service laundries; and newsstands.
- (16) Cultural Exhibits. Museum-like preservation and exhibition of objects of artistic, cultural, scientific interest, and gallery exhibition of works of art for study and pleasure. Typical uses include aquariums; art galleries; museums; planetariums; and observatories.
- (17) Custom Manufacturing. Establishments primarily engaged in the on-site production of goods by hand manufacturing which involves

- only the use of hand tools or small mechanical equipment not exceeding two (2) horsepower or a single kiln not exceeding eight (8) kilowatts and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, candle-making shops, or custom jewelry manufacturers.
- (18) Day care center. Licensed facility providing care and supervision for eight (8) or more children and operating more than thirty (30) hours per week. This does not include informal arrangements which parents make with neighbors, friends, and others or caretakers in the child's own home.
- (19) Eating Establishments: Sitdown, Alcohol Not Permitted. Establishments or places of business where customers are seated and served and that are primarily engaged in the sale of prepared foods and beverages for on-premises consumption. They are located at high capacity/high volume sites that are easily accessed by vehicles and pedestrians. Typical uses include restaurants, short-order eating places, cafeterias, and coffee shops where alcoholic beverages are not served or sold.
- (20) Eating Establishment: Sitdown, Limited Alcohol Permitted. Establishments or places of business where customers are seated and served and are engaged in the sale, mixing or dispensing of alcoholic beverages for on-premises or off-premises consumption as accessory to a restaurant operation. Typical uses include restaurants and short-order eating places, serving beer and wine. Annual receipts from the sale of permitted beverages containing alcohol may not exceed 50 percent (50%) of the total receipts.
- (21) Eating Establishments: Sitdown, Alcohol Permitted. Establishments or places of business where customers are seated and served and are engaged in the sale, mixing or dispensing of alcoholic beverages for on-premises or off-premises consumption as accessory to a restaurant operation. Typical uses include restaurants and short-order eating places. Annual receipts from the sale of permitted beverages containing alcohol may not exceed 50 percent (50%) of the total receipts.
- (22) Eating Establishments: Fast Foods. Establishments or places of business primarily engaged in the sale of prepared food 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 prepackaged and pre-cooked foods and by a central ordering and serving point within the establishment. Typical uses include restaurants.
- (23) Eating Establishments: Fast Food with Drive-Through Order Windows. Establishments or places of business primarily engaged in the sale of prepared food and beverages for both on- and off-

- premises consumption. The facilities have drive-through windows that allow patrons to pick up food orders from their vehicles and encourage off-premises consumption.
- (24) 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 outside by the purchaser to tables. These uses are normally adjacent to high volume vehicular movement areas and are characterized by either remote order of food from within the vehicle and delivery by attendants or by carrying packages for consumption on or off the premises.
 - (25) Family day care home. Licensed family home which is operated by no more than one wholly self-employed person residing at and inhabiting the dwelling providing care and protection for seven (7) or fewer children for part of the 24-hour day. This shall not include informal arrangements which parents make with neighbors, friends, and others or caretakers in the child's own home.
 - (26) Gasoline Sales: Restricted. Establishments or places of business primarily engaged in the on-site retail sale of petroleum products with incidental retailing. Typical uses include automobile service stations. Road service tow trucks are permitted but not the temporary or permanent parking or storage of damaged, wrecked, or inoperable vehicles.
 - (27) Laundry Services. Establishments primarily engaged in the provision of laundering, dry cleaning, or dyeing services other than those classified as Convenience Sales and Personal Services: General. Typical uses include laundry agencies; diaper services, or linen supply services.
 - (28) Library. Public facility for the use, but not sale, of literary, musical, artistic, or reference materials.
 - (29) Light Public Protection and Utility: General. Public services involving direct citizen contact as well as incidental storage and maintenance of necessary equipment or vehicles including public protection or essential utility services. Said services may have technical and locational requirements, necessitating proximity to the area served but should have a minor impact on surrounding uses. Typical uses include ambulance service, fire protection facilities, police substations, civil defense shelters and facilities.
 - (30) Limited Industrial. Establishments engaged in the manufacture, assembly, research, or processing of products and goods with all operations and processes entirely within an enclosed structure, requiring no outdoor industrial wastewater treatment system, producing no airborne emissions, objectionable noise, glare, odor, vibrations, smoke, or dust associated with the industrial operation.

There is no outdoor storage of raw materials and products. Typical uses include, but are not limited to, bakery employing more than five employees, book bindery, cabinet shop, clothing manufacturing, electronic equipment assembly and manufacturing, furniture upholstery, laundry and dry cleaning plant employing more than five employees, printing plant, engraving plant, instrument and meter manufacture, optical goods manufacture, prosthetics manufacture, and photographic equipment manufacture. The following other manufacturing uses which may also be considered appropriate, provided there is not outdoor storage of raw materials and products, include but need not be limited to bottling plant, pottery and figurine manufacturing, machine shop, and stone and monument works.

- (31) Low Impact Institutional: Neighborhood Related. Public, quasi-public, or private activities of an educational or religious nature, which may have minor impact on surrounding uses and are occupied on an intermittent basis. Such uses are necessary to serve common functions within a residential area and are not designed to provide lodging, except churches may provide lodging. Typical uses include elementary schools and churches.
- (32) Medical Services: Restricted. Establishments primarily engaged in the provision of personal health services including prevention, diagnosis and treatment or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis services. Typical uses include medical offices, dental offices, dental laboratories, clinics or health maintenance organizations but not including any sales facilities, hospitals, convalescent centers or nursing homes.
- (33) Medical Services: General. Establishments primarily engaged in the provision of personal health services and including related retail sales activities. Typical uses include medical offices, dental offices, dental laboratories, clinics, or health maintenance facilities with related sales facilities such as opticians or apothecaries in the same structure but not including hospitals, convalescent centers, or nursing homes.
- (34) Participant Recreation and Entertainment: Indoor. Those participant recreation and entertainment uses conducted within an enclosed building. Typical uses include bowling alleys and billiard parlors, dance halls, gymnasiums, health clubs, skating rinks, and arcades. Any spectators would be incidental to the participant recreation activity.
- (35) Personal Services: Restricted. Establishments primarily engaged in the provision of informational, instructional, and personal improvements and similar services which are able to be located in

an office-type building. Typical uses include photography studios, travel agencies, automobile driving schools, reducing salons, dance and music academies, and classrooms for business schools. Lodge and meeting halls, including but not limited to a Masonic Lodge, V.F.W. Post and Shrine Temple shall also be allowed.

- (36) Personal Services: General. Establishments primarily engaged in the provision of services to customers or clients which have one or more of the following characteristics: high customer volume, hand-carried parcel delivery or mailing facilities, overnight parking for small service or delivery vehicles, or sale of non-mercantile items such as postage stamps or public event tickets. Typical uses include a post office, theater ticket office, or a utility company business office, and all activity takes place within a completely enclosed building.
- (37) Repair Services, Consumer. Establishments primarily engaged in the provision of repair services to individuals and households rather than to firms. Typical uses include appliance repair; apparel repair; musical instrument repair; electrical repair; shoe repair; and jewelry repair shops.
- (38) Research Service: Restricted. Administrative offices plus research facilities of a technical or scientific nature which are located within a completely enclosed building. There is no product manufacturing and no outside storage, display, or activity. Typical uses include electronics or medical research facilities, product testing laboratory, or a pharmaceutical laboratory
- (39) Retail Sales and Services: General. Establishments engaged in the sale or rental of goods and services, both retail and wholesale, of commonly used goods, merchandise, and services.
- (40) Spectator Sports and Entertainment: Restricted. Establishments or places engaged in provision of cultural, entertainment, athletic, and other events to spectators as well as providing space for social or fraternal gatherings. These uses are conducted within an enclosed building with a capacity of 500 or less people and include retail sales and storage facilities that are incidental to the operation of such uses. Typical uses include small theaters or amusement places.
- (41) Spectator Sports and Entertainment: General. Establishments or places engaged in the provision of cultural, entertainment, athletic, and other events to spectators as well as parking space for social or fraternal gatherings. These uses are conducted in open facilities or within an enclosed building with a capacity of more than 500 people and include retail sales, storage facilities, and other activities incidental to the operation. Typical uses include large theaters or amusement places.

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- (42) Taxi or limousine service Business offering motor vehicle transportation for a fee or charge.
- (43) Transient Accommodations: Lodging. 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, motels, and transient boardinghouses.
- (44) Transportation Facilities: Surface Passenger. Surface facilities which contribute to the movement of people on a local or cross country basis. Typical uses include inter-city bus or railroad passenger terminals, multi-modal transportation stations and local mass transportation passenger stations.
- (45) Uses which are similar in character to those enumerated above as determined by the Planning Commission, provided these uses are not more obnoxious or detrimental to the area in which it is located, by reason of noise, offensive odor, smoke, dust, vibration, traffic congestion or danger to life and property than those uses enumerated above.
- (46) Uses Permitted on Review: Any use that is not similar in character to those enumerated above but is determined by the Lawton Urban Renewal Authority to be consistent with the objectives of the Urban Renewal Plan for that area, may be authorized as a Use Permitted on Review as provided in Section 18-1-1-113 of this Municipal Code.

c. Commercial Central: This district is intended to accommodate those commercial needs of the regional trade area. Such accommodation shall be provided in a unified shopping center with architectural and space controls as necessary to meet market and economic demands.

- (1) Convention centers
- (2) Day care centers, licensed by the State of Oklahoma
- (3) Department stores
- (4) Hotels
- (5) Parking, public and/or private
- (6) Professional offices and financial institution (excluding pawn shop)
- (7) Restaurant (no drive-in)
- (8) Specialty retail stores and shops
- (9) Stores and shops for retail business, including incidental minor repair and service
- (10) Theater and movie
- (11) Transportation Facilities: Surface Passenger. Surface facilities which contribute to the movement of people on a local or cross country basis. Typical uses include inter-city bus or railroad

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passenger terminals, multi-modal transportation stations and local mass transportation passenger stations.

- (12) Accessory uses customarily incidental to the above uses
- (13) Any other use which is similar in character to those enumerated above as determined by the Planning Commission, provided these uses are not more obnoxious or detrimental to the area in which it is located, by reason of noise, offensive odor, smoke, dust, vibration, traffic congestion or danger to life and property than those uses enumerated above.
- (14) Other public uses necessary for access to interior areas for emergency vehicles and service.
- (15) Uses Permitted on Review: Any use that is not similar in character to those enumerated above, but is determined by the Lawton Urban Renewal Authority to be consistent with the objectives of the Urban Renewal Plan for that area, may be authorized as a Use Permitted on Review as provided in Section 18-1-1-113 of this Municipal Code.

d. Public District. This district is intended to serve the park and open space and public building needs of the community.

- (1) Any use by a governmental unit or instrumentality thereof
- (2) Parking
- (3) Parks and public open space, including public gardens and passive recreation
- (4) Accessory uses, both public and private, incidental to the above uses
- (5) Any other use which is similar in character to those enumerated above as determined by the Planning Commission provided these uses are not more obnoxious or detrimental to the area in which it is located by reason of noise, offensive odor, smoke, dust, vibration, traffic, congestion or danger to life and property than those uses enumerated above

e. In the Medium Intensity Residential District and Mixed Use District, it is contemplated that this Plan will permit all applicable forms of affordable cost housing, both subsidized or unsubsidized.

E. NONCONFORMING USES, BUILDINGS, AND LOTS. Within the land use districts established by the URP-III A, Land Use Map and the permitted uses for the land use districts established by the D-6 Urban Renewal Plan or amendments that may later be adopted, there are uses, buildings, and lots which were lawful before the Urban Renewal Plan was adopted or amended but become prohibited under the regulations of the Urban Renewal Plan or possible future amendments to the Urban Renewal Plan. Such uses,

buildings, and lots are regulated by this section.

1. Nonconforming Uses of Land. The lawful use of land existing as of March 14, 2006, even though such use does not conform to the provisions hereof, may continue subject to the following provisions:
 - a. If there are no buildings or structures upon the property, said use shall be discontinued within five years from March 14, 2006, or from the effective date of the possible future amendments to the Plan.
 - b. A nonconforming use shall not be expanded or moved in whole or in part to any other portion of the lot or parcel on which it is located.
2. Nonconforming Uses of Buildings. If a lawful use, involving individual buildings existing on March 14, 2006, or at the effective date of the possible future amendments to the Plan, becomes nonconforming under the terms of this Plan, said use may continue, subject to the following provisions:
 - a. Change of Nonconforming Use. A building use may be changed to another nonconforming use of an equal or more restrictive classification or to a conforming use. However, the use shall not thereafter be changed unless to a conforming use. A building permit is required for any structural changes.
 - b. Effect of Discontinuance. In the event that a nonconforming use of any building or premises is discontinued for a period of two years, the use of the building or premises shall thereafter conform to the use regulations of the land use district in the Plan.
 - c. Expansion of Nonconforming Use. No nonconforming use shall be enlarged, extended, or reconstructed unless such change is to a use permitted in the land use district or by judicial action.
 - d. Restoration of Destroyed Use. When a structure occupied by a nonconforming use is destroyed by fire, explosion, natural cause, or public enemy by more than fifty percent (50%) of its replacement value, restoration of the structure shall be subject to the Board of Commissioners of the Lawton Urban Renewal Authority's finding, provided that the restored building may only be occupied by the nonconforming use which was destroyed or by a permitted use.
 - e. Modernization Permitted. Improvements or remodeling which do not increase the size or intensity of use shall be permitted.

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3. Nonconforming Buildings and Structures. Although a building or structure does not conform to the land district regulations of this Urban Renewal Plan or possible future amendments to this Plan, a lawful existence of the building or structure on March 14, 2006, or at the effective date of the possible future amendments of this Plan may continue subject to the following provisions:
 - a. Effect of Discontinuance. In the event that a nonconforming use of any building or structure is discontinued for a period of two years, the use of the building or premises shall thereafter conform to the use regulations of the land use district.
 - b. Expansion of Nonconforming Building or Structure Prohibited. No nonconforming building, except when required by law, shall be enlarged, extended, reconstructed, or structurally altered unless the building and use comply with all of the restrictions of the Plan.
 - c. Relocation of Building or Structure. No nonconforming building or structure shall be moved in whole or in part to another location on the lot unless every portion of the building or structure is made to conform to all of the regulations of the Plan.
 - d. Restoration of Destroyed Building or Structure. When a nonconforming building or structure is destroyed by fire, explosion, natural causes, or public enemy by more than fifty percent (50%) of its replacement value, the restoration of the building or structure shall be subject to the Board of Commissioners of the Lawton Urban Renewal Authority's finding, provided that the restored building or structure may only be occupied by a conforming use.
 - e. Modernization Permitted. Improvement or remodeling which does not increase the building size or size and intensity of use shall be permitted.
- F. ADDITIONAL REGULATIONS: The following regulations and restrictions are hereby declared to be in the public interest and necessary to carry out the purposes of the Oklahoma Urban Renewal Law (Title 11, Article 38) and shall be covenants running with the land and shall be fully binding, unless otherwise provided in this Plan, on all persons, institutions, political subdivisions acquiring property within the D-6 Urban Renewal Area, whether acquired by descent, devise, purchase or otherwise; and every person or body, by the acceptance of title to any tract, parcel or lot within the project area shall thereby agree to abide by and fully perform said regulations and restrictions. Such covenants shall be in full force and effect for the period of time provided for in this Plan.
1. The land uses as shown on the Land Use Map, Exhibit URP-III A and as described

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in Section D of this Plan are hereby designated as the only uses which will be permitted on the land within the boundaries of the Urban Renewal Area designated by this Plan. Changes in land uses shall be made only in accordance with the provisions for amendment of the Plan as set forth herein and in the Oklahoma Urban Renewal Law.

2. The improvement, development, use of the land within the project area and the rehabilitation, construction, and reconstruction of buildings and other improvements on such land shall conform to these regulations and restrictions and to other applicable laws, codes, ordinances, and other legal regulations which relate to the utilization of land and the improvements thereon. Where a conflict may exist or develop between the regulations adopted herein and other applicable legal regulations, then the Urban Renewal Plan, as amended, shall control. Invalidation of any one or any part of these regulations and restrictions by judgment or court order shall in no way affect any of the other regulations or restrictions or other parts thereof, and the remaining regulations or restrictions shall continue in full force and effect.
 3. The Urban Renewal Authority of the City of Lawton, Oklahoma acting by and through its Executive Director, or other duly authorized representative, or, in the event such Authority shall become nonexistent or changed in any way, then the successors or assigns of the Urban Renewal Authority shall administer the applicable provisions of this Plan.
 4. No tract, parcel or lot or any building or part thereof shall be restricted in any way in the sale, lease, or occupancy because of race, color, creed, or national origin.
 5. No oil well drilling or any commercial mining operations of any kind shall be permitted upon any land within the Urban Renewal Area described by the Plan.
 6. All signage within the Urban Renewal Area of the Plan shall conform to and be constructed in accordance with the adopted sign ordinance of the City of Lawton.
- G. DURATION AND ENFORCEMENT OF REGULATIONS AND RESTRICTIONS: All regulations restricting land uses and other regulations included in this Plan shall become effective after approval in accordance with the Oklahoma Urban Renewal Law and the filing of this Plan for record in the County Clerk's Office of Comanche County, Oklahoma.

All land use restrictions and additional regulations heretofore enumerated shall be construed as covenants running with the land and shall be fully binding upon all persons acquiring property within the Urban Renewal Area of this Plan, whether the title is acquired by descent, devise, purchase or otherwise; and any person or others by the acceptance of title to any tract, parcel or lot within the project area shall thereby agree

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and covenant to abide by and fully perform all regulations and covenants herein.

If any person or persons shall violate or attempt to violate any regulation or restriction of the Plan, it shall be lawful for the Urban Renewal Authority or its successor, or any person or persons owning property within the project area, to prosecute proceedings at law or in equity against the person or persons violating or attempting to violate such restrictions to prevent or correct such violation. These regulations shall be binding until January 1, 2030. During the month of January 2030, land use regulations and other restrictions may be amended by three-fourths majority vote of the then property owners within the Project Boundary Map. However, if no amendment occurs, the land use regulations and restrictions shall be automatically extended for successive periods of ten (10) years; at the end of each ten (10) year period, they may be amended during the month of January as provided above. At the time of any amendment each owner shall have one vote; joint owners shall have only one vote between them; each separate tract, parcel, or lot shall be entitled to one vote. The Urban Renewal Authority upon its motion shall provide administrative interpretations of the land use provisions during the period of project execution within forty-five days after receipt of a written request for such interpretation. The Urban Renewal Authority may delegate this administrative interpretation duty to the City Planning Commission by adoption of a resolution. The City Planning Commission may adopt special rules to administer such interpretations.

H. MODIFICATION OF THE PLAN: This Plan may be modified as provided by state law as now in effect or as it may hereafter be amended.

I. LAND ACQUISITION:

1. All previously acquired real property within the project area shall be shown on Exhibit URP-II for historical purposes only. After the adoption of this Plan all real property in the project area proposed for future non-voluntary acquisition shall be designated on Exhibit URP-IIA after the completion of the plan amendment procedure set out in Oklahoma Urban Renewal Law.
2. Properties not designated for acquisition may be acquired by the Urban Renewal Authority if the respective owner thereof does not voluntarily comply with the provisions and controls contained in the Plan, provided, however, that the power of eminent domain may not be used in this case when enforcement of the codes and ordinances of the City of Lawton and the laws of the State of Oklahoma may be adequately employed to achieve compliance with the requirements of this Plan.

J. PLANNING AND ZONING: The land use provisions and property restriction contained in this Plan shall be implemented and supplemented by the enactment of new zoning ordinances and other codes by the City of Lawton. It is clearly declared to be the intention and policy of the City of Lawton to diligently enforce its codes and ordinances to assist in the accomplishment of the objectives of this Plan. It is also declared to be

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policy of the City of Lawton that if a conflict shall exist between the municipal code and the restrictions of this Plan that the restrictions of the Plan shall control.

- K. RELOCATION PROGRAM: If the Lawton Urban Renewal Authority acquires occupied real properties in the future then a relocation program in accordance with applicable state law shall be adopted by the Authority prior to the acquisition.
- L. EFFECTIVE DATE OF THIS PLAN: This Plan was adopted and in full force and effect this 14th day of March, 2006. Documentation regarding the legal actions of the approval procedure are enclosed in Appendices of this Plan.

This Plan was amended on December 15, 2009, adding convention centers and hotels as permitted uses in the Commercial Central District. Documentation regarding the legal actions of the approval procedure are enclosed in Appendices of this Plan.

This Plan was amended on August 12, 2014, changing Lots 9 – 13, Block 63, North Addition from the Medium Intensity Residential District to the Mixed Use District. Documentation regarding the legal actions of the approval procedure are enclosed in Appendices of this Plan.

This Plan was amended on July 9, 2019, adding day care centers as permitted uses in the Commercial Central District. Documentation regarding the legal actions of the approval procedure are enclosed in Appendices of this Plan.