

# **NORTH NORMAN VILLAGE**

**A PLANNED UNIT DEVELOPMENT  
NORMAN, OKLAHOMA**

**APPLICANT:**

***APEX PROPERTIES, LLC***

**APPLICATION FOR:**

**PLANNED UNIT DEVELOPMENT  
PRELIMINARY PLAT  
NORMAN 2025**

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Revised April 23, 2025

**PREPARED BY:**

**RIEGER SADLER JOYCE LLC  
136 Thompson Drive  
Norman, Oklahoma 73069**

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## **I. INTRODUCTION**

APEX PROPERTIES, L.L.C., an Oklahoma limited liability company (the “**Applicant**”) intends to rezone and plat the property that is more particularly described on **EXHIBIT A** (the “**Property**”) to a Planned Unit Development (“**PUD**”) in order to develop a mixed-use community, featuring a variety of uses including commercial, office, retail, and a diversity of residential uses within the Property. The Property contains roughly 130.76 acres, and a conceptual site plan of the proposed development has been attached hereto as **EXHIBIT B**.

## **II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS**

### **A. Location**

The Property is generally located at the Southwest corner of the Interstate 35 and W. Indian Hills Road interchange, as more particularly shown on the attached exhibits.

### **B. Existing Land Use and Zoning**

The Property is undeveloped and is currently zoned A-2, Rural Agricultural.

### **C. Elevation and Topography**

The Property contains elevations ranging from approximately 1,171 to 1,184. The Property generally and gently slopes downwards from the northwest to the southeast.

### **D. Drainage**

A drainage report will be provided to City Staff as part of the Preliminary Plat application.

### **E. Utility Services**

All necessary utilities for this project (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property, or they will be extended as necessary.

### **F. Fire Protection Services**

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes, ordinances, and/or regulations.

### **G. Traffic Circulation and Access**

Access to the Property shall be permitted in the manner depicted on the attached Conceptual Site Development Plan.

### **III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

The Property is preliminarily planned to be developed in compliance with the Conceptual Site Development Plan, attached hereto as **EXHIBIT B**, subject to final design development and the changes allowed by Section 36-509 of the City of Norman's PUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference, and further depict the development criteria for the Property.

#### **A. Uses Permitted:**

The Property will be developed as mixed-use development, featuring a variety of uses including commercial, office, retail, and a diversity of residential uses within the Property. The development of the Property shall be divided into four (4) Development Areas, as shown on **Exhibit G**, attached hereto, for purposes of allowable uses and area regulations:

Development Area 1 is located along the frontage of Interstate 35 and W. Indian Hills Road and will contain the bulk of the commercial allowances within the Property, such as but not limited to retail and office uses, as well as Multi-Family uses.

Development Area 2 is located on the interior of the Property and will contain mixed uses of residential and retail.

Development Area 3 is located at the hard corner of W. Indian Hills Road and 36<sup>th</sup> Ave. NW, and will contain commercial uses, such as but not limited to automobile service station, commercial, retail, or restaurant.

Development Area 4 is located along 36<sup>th</sup> Ave. NW and will contain residential uses.

A complete list of the allowable uses for each Development Area within the Property is attached as **EXHIBIT C**. It is understood and acknowledged that the boundaries of the individual Tracts and Development Areas have not been finalized as this development is at the preliminary plat stage, and, subject to Section 36-509 of the City of Norman's PUD Ordinance, the final legal descriptions and lot sizes may fluctuate prior to the filing of a final plat. Therefore, the boundaries of the Development Areas may fluctuate so long as such modification does not result in a substantial deviation from the Conceptual Site Development Plan.

Notwithstanding the above, the following uses are prohibited in this Addition:

- A. Adult oriented businesses
- B. Junk yards
- C. Kennels with outdoor runs

**B. Area Regulations:**

- 1. Development Area 1:** Commercial, Retail, Restaurant, Office, Hospitality, and Multi-Family.

**Building Setback:** There shall be a ten (10) foot setback along the frontages of Indian Hills Road and Interstate 35. Additionally, buildings may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements. Otherwise, there are no other required building setbacks.

**Height:** There shall be no height limit for any building or structure in Development Area 1 of the Property.

- 2. Development Area 2:** Commercial, Retail, Restaurant, Office, Hospitality and Residential.

**Building Setback:** Buildings may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements. Otherwise, there are no required front, rear, or side yard building setback.

**Height:** There shall be no height limit for any building or structure in Development Area 2 of the Property.

- 3. Development Area 3:** Commercial, Retail, Restaurant, Office, Automobile Service Station.

**Building Setback:** There shall be a ten (10) foot setback along the frontages of W. Indian Hills Road and 36<sup>th</sup> Ave. NW. Buildings may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements. Otherwise, there are no other required building setbacks.

**Height:** There shall be no height limit for any building or structure in Development Area 3 of the Property.

- 4. Development Area 4:** Residential

**Building Setbacks:**

- a. 4-foot front yard building setback line, with a 20-foot front yard setback for garage structures that face the street. This is intended to allow for the capability of living areas of the house to come forward

and greet the streetscape ahead of the garage facades. For Lots that will be rear-loaded and take all vehicular access from the rear alleyway, such as the Lots located in Block 7 as shown on the preliminary plat, the front yard building setback line shall be two (2') feet.

- b. No minimum side yard building setback line.
- c. 10-foot rear yard building setback line, or setback to the utility easement along the back of yard if it is larger than the 10 feet.
- d. Lots to be at least 2,000 gross square feet in area, with minimum width of 20 feet, but with such dimensions not being a requirement as lot dimensions can be widely varied throughout the Addition. For Lots that will be rear-loaded and take all vehicular access from the rear alleyway, such as Lot 20, Block 5 as shown on the preliminary plat, the minimum public street frontage shall be five (5') feet.
- e. Open space areas are located throughout the Addition and form an extensive feature of the project, and thus due to extensive common area open space, impervious area coverage ratios of each lot in this district shall be allowed up to 85%.
- f. Buildings may not encroach upon public easements, rights-of-way, or within one (1) foot of public utility easements.

**Height:** The maximum height for Development Area 4 shall be three (3) stories.

### **C. Additional Development Criteria:**

#### **1. Exterior Materials**

The exterior of the commercial, office, retail, or multifamily buildings constructed within the Property may be constructed of masonry, brick, stone, synthetic stone, wood, glass, stucco, EIFS, metal accents, and any combination thereof. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review within the development.

#### **2. Sanitation**

Trash dumpsters shall be located as depicted on the Conceptual Site Development Plan or in locations as may be approved by City sanitation services. Dumpsters shall be kept within an enclosure that is primarily constructed of similar exterior materials as the primary façade of the commercial building(s) it is associated with. Dumpsters may be shared between multiple property occupants and users within this PUD.

#### **3. Signage**

In order to enhance wayfinding and to facilitate the vibrant mixed-use community envisioned by this PUD, additional signage allowances are warranted. Development signage allowances are enumerated in **Exhibit F**, attached hereto. All other signs not discussed in Exhibit F shall comply with the sign standards of the City of Norman Sign Code, and as thereafter amended, as applicable to the underlying use for each lot. The Applicant may further restrict and control signage within the Property through the use of private design guidelines and restrictive covenants.

**4. Traffic access and circulation**

Access to the Property shall be permitted in the manner depicted on the attached Conceptual Site Development Plan.

**5. Open Space**

A minimum of ten percent (10%) of the Property shall be reserved as open space. The areas initially planned as open space are depicted on the Conceptual Site Development Plan. A conceptual open space exhibit is attached hereto as **EXHIBIT E**.

**6. Parking**

Parking for the Property may be developed in general compliance with the parking layout shown on the Conceptual Site Development Plan. The Property shall comply with Norman's applicable parking ordinances, as amended from time to time.

**7. Loading/Service Areas**

Any loading or service areas shall be located at the side or rear of the commercial buildings, and in such a manner that they are not visible from 36th Avenue NW, W. Indian Hills Road, or the Interstate 35 frontage roads. Screening walls shall be built from similar material to the exterior of the primary façade of the commercial buildings, and/or living natural plants shall be located around the loading and service areas such that they are screened from any abutting residential lots. Applicant requests an alley waiver for the commercial areas in this Addition.

**8. Outdoor Storage**

Outdoor storage of items in commercial areas of the PUD shall be screened such that they cannot be seen from any adjacent residential lots, or from 36th Avenue NW, W. Indian Hills Road, or the Interstate 35 frontage roads. Outdoor storage of any items shall not be allowed in any way that encroaches upon or interferes with fire lanes, drive lanes, or parking spaces.

**9. Landscaping**

Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping requirements, as may be amended from time to time.

**10. Fencing.**

Fencing, is permissible but is not required within the Property. Fencing on the Property may be constructed of, by way of example and not limitation, decorative metal, stockade wood, composite, and other fencing types. The Applicant may file restrictive covenants against the Property to more narrowly tailor architectural review of fencing within the development. For any fencing that the developer may utilize within the Property, the placement and height of such fencing shall comply with applicable City ordinances, as amended from time to time.

**11. Phasing**

It is anticipated that the Property will be developed in multiple phases. The timing and number of future phases will be determined by market demand and absorption rates and shall comply with Section 36-509 of the City of Norman's PUD Ordinance, as may be amended.

**12. Lighting**

All lighting over any common areas will be shielded from adjacent single-family homes with full-cut off lighting fixtures. Decorative streetlights will be allowed within the PUD, in the common areas, and along the streets of the PUD, with full-cut off light fixtures where light pollution into residential Lots is possible. All exterior lighting in the Multifamily and Commercial portions of the Property shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, contained in Section 36-549 of the City of Norman's Zoning Ordinance, as may be amended from time to time.

**13. Sales Trailers**

A temporary trailer will be allowed for use by sales representatives within each of the residential districts in the Addition. The trailer is not required to have parking. If temporary parking areas are desired for the sales trailers, such parking areas may be gravel. The trailer will be removed within twelve months after being on the site or within a reasonable time after project completion.



#### **14. Property Owner Association**

A mandatory Property Owners Association will be created to maintain all common elements including the rights-of-way along all abutting section line roads, the intended pathways and all private open areas and improvements. The Developer may create one POA for the entire Addition, or may create one POA for the commercial districts and one POA for the residential districts in the Addition, with such decision being in the Developer's discretion. All aspects of all exterior improvements made to any property in the Addition, must first be approved in writing by the Architectural Control Committee of the applicable Property Owners Association prior to issuance of building permit and prior to commencement of any construction on any lot. The requirements set forth herein are not exhaustive or exacting as to the requirements that may be set forth by the Architectural Control Committee, which may be much more extensive, restrictive, and descriptive.

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**NORTH NORMAN VILLAGE**  
**NORMAN, CLEVELAND COUNTY, OKLAHOMA**

Being a tract of land lying in the Northwest Quarter (NW/4) of Section Two (2), Township Nine North (T9N), Range Three West (R3W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

**COMMENCING** at the northeast corner of said Northwest Quarter;

THENCE South 89°40'25" West, along the north line of said Northwest Quarter, a distance of 1,532.07 feet to the **POINT OF BEGINNING**;

THENCE South 00°19'35" East a distance of 33.00 feet to a point on the westerly right of way line of Interstate 35 as established by the Report of Commissioners Case No. 17935 recorded in Book 243, Page 90; Report of Commissioners Case No. 20943 recorded in Book 318, Page 293 and F.A.P. I-35-2(21)115 plans;

THENCE along said westerly right of way line, the following nine (9) courses:

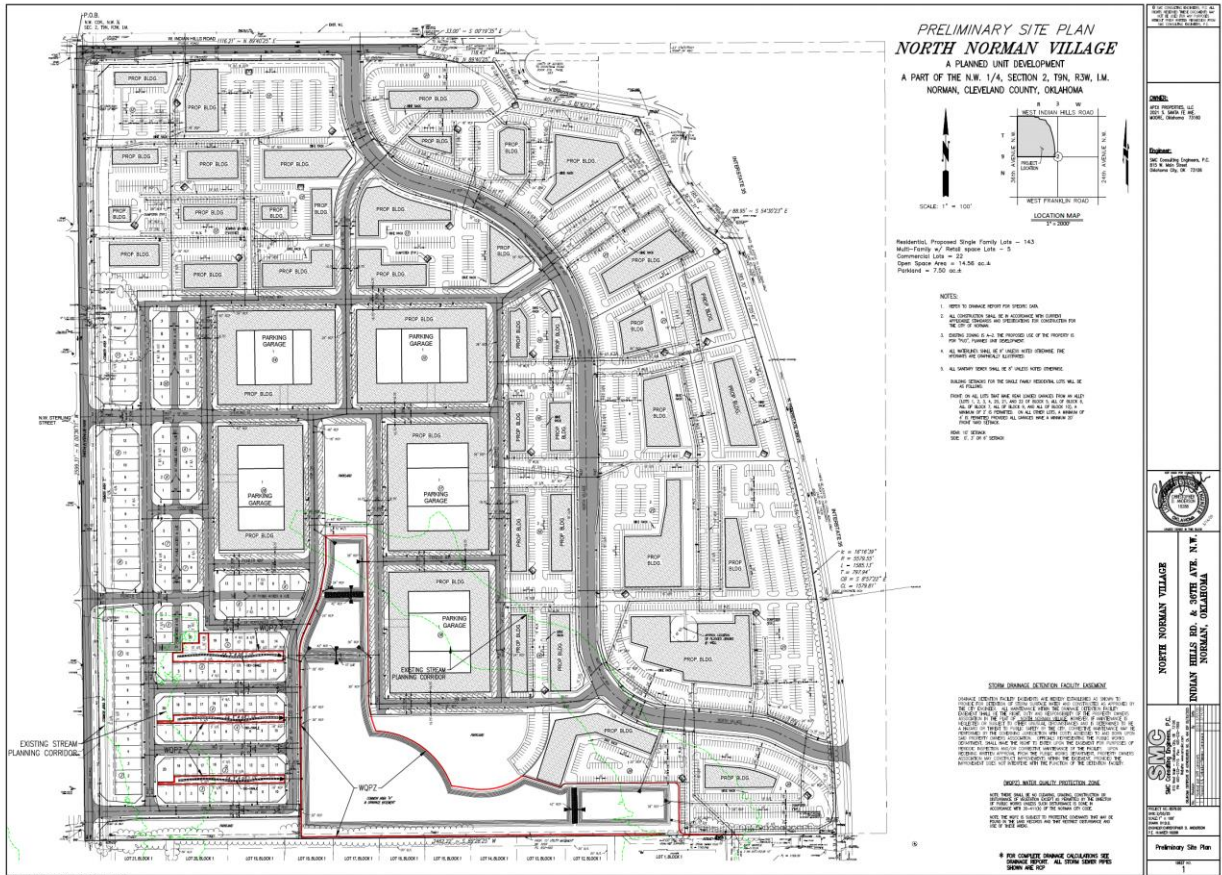
1. South 79°00'52" East a distance of 137.67 feet;
2. North 89°40'25" East a distance of 118.43 feet;
3. South 31°44'30" East a distance of 140.62 feet;
4. South 81°42'13" East a distance of 401.47 feet;
5. South 26°05'27" East a distance of 241.72 feet;
6. South 36°31'31" East a distance of 185.18 feet;
7. South 54°30'23" East a distance of 88.95 feet;
8. South 17°05'41" East a distance of 385.70 feet to a point of curvature;
9. Southerly along a curve to the right having a radius of 5,579.55 feet (said curve subtended by a chord which bears South 08°57'22" East a distance of 1,579.81 feet) for an arc distance of 1,585.13 feet to a point on the south line of said Northwest Quarter;

THENCE South 89°28'25" West, along said south line, a distance of 2,462.22 feet to the southwest corner of said Northwest Quarter;

THENCE North 00°36'11" West, along the west line of said Northwest Quarter, a distance of 2,599.31 feet to the northwest corner of said Northwest Quarter;

THENCE North 89°40'25" East, along the north line of said Northwest Quarter, a distance of 1,116.21 feet to the **POINT OF BEGINNING**.

Said described tract of land contains a gross area of 5,695,761 square feet or 130.7567 acres and a net area, less streets rights of way, of 5,574,326 square feet or 127.9689 acres, more or less.



**EXHIBIT C**  
Allowable Uses

**ALLOWABLE USES:**

**Development Area 1**

- Gas Station/Convenience Store
- Art Gallery/Studio.
- Assembly Halls of non-profit corporations.
- Libraries.
- Museums.
- Music Conservatories.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Churches.
- Short-term rentals.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Automobile, farm implement and machinery repair, sales and service, but not automobile wrecking yards or junk yards.
- Automobile service station.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Boat sales and service.
- Book or stationery store.
- Camera shop.
- Candy store.
- Catering establishment.
- Child Care / Day Care establishment.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.

- Dry goods store.
- Fabric or notion store.
- Feed and fuel store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.
- Glass shop.
- Grocery or supermarket.
- Hardware store.
- Heating, ventilating or plumbing supplies, sales and service.
- Hotel.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Lumber and building materials sales yard.
- Medical buildings and medical uses.
- Music, Radio, Electronics, Telephone, or Television Store.
- Outdoor advertising signs.
- Outdoor Patio.
- Painting and decorating shop.
- Pet shop/or Small Animal Hospital.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
  - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- Small animal hospital.
- Storage warehouse.
- T-Shirt Printing or Similar Sales or Services.

- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Theater (excluding drive-in theaters), Bowling Alley, Arcade, or Similar Establishments, including those that sell alcoholic beverages in compliance with state law.
- Toy store.
- Trade schools and schools for vocational training.
- Wholesale distributing center.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.
- Multi-Family Residential.

## Development Area 2

- High Density Multifamily Uses, which includes apartment buildings, either stand alone or above ground floor office/commercial uses, together with clubhouse, leasing office, fitness center, garage buildings, and similar associated uses.
- Townhouse Development.
- Short-term rentals.
  - Automobile parking lots.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.
- Additionally, commercial uses are allowed for the following on the first floors of the buildings:
  - Antique shop.
  - Art Gallery/Studio.
  - Artist materials supply, or studio.
  - Baby shop.
  - Bakery/Baked Goods store.
  - Bank.
  - Barber shop, or beauty parlor.
  - Book or stationery store.
  - Camera shop.
  - Candy store.
  - Child Care / Day Care establishment.
  - Clothing or apparel store.
  - Coffee house or coffee shop.
  - Commercial uses/shops/or services.
  - Dairy products or ice cream store.
  - Delicatessen store.
  - Dress shop.
  - Drug store or fountain.
  - Dry cleaning retail pickup and drop off.
  - Dry goods store.
  - Fabric or notion store.
  - Florist/Flower Shop.
  - Furniture Store.
  - Gift Shop.
  - Grocery or supermarket.
  - Interior decorating store.
  - Jewelry shop.
  - Key shop.
  - Leather Store and/or Leather Goods Store.
  - Libraries.
  - Medical uses.
  - Museums.
  - Music, Radio, Electronics, Telephone, or Television Store.

- Office uses.
- Outdoor Patio.
- Painting and decorating shop.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
  - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Toy store.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.



### **Development Area 3**

- Gas Station/Convenience
- Art Gallery/Studio.
- Office buildings and office uses.
- Trade schools and schools for vocational training.
- Antique shop.
- Appliance Store.
- Artist materials supply, or studio.
- Automobile parking lots.
- Automobile supply store.
- Automobile fuel sales, convenience store, and service station.
- Baby shop.
- Bakery/Baked Goods store.
- Bank.
- Barber shop, or beauty parlor.
- Book or stationery store.
- Camera shop.
- Candy store.
- Clothing or apparel store.
- Coffee house or coffee shop.
- Commercial uses/shops/or services.
- Dairy products or ice cream store.
- Delicatessen store.
- Dress shop.
- Drug store or fountain.
- Dry Cleaning and Laundry Establishment.
- Dry goods store.
- Fabric or notion store.
- Florist/Flower Shop.
- Furniture Store.
- Gift Shop.
- Grocery or supermarket.
- Interior decorating store.
- Jewelry shop.
- Key shop.
- Leather Store and/or Leather Goods Store.
- Locksmith.
- Medical buildings and medical uses.
- Music, Radio, Electronics, Telephone, or Television Store.
- Outdoor advertising signs.
- Outdoor Patio.

- Painting and decorating shop.
- Pharmacy.
- Photographer's studio.
- Restaurant/Bar/Lounge/Tavern
  - may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
- Retail Shops or Stores.
- Retail spirits store/Liquor store.
- Spa or Similar Establishment.
- Smoke, Tobacco, Vape, or Similar Shop.
- Self-service laundry.
- Sewing machine sales.
- Sporting goods sales.
- Shoe store or repair shop.
- Sign Store/Printing Store.
- Small animal hospital.
- Storage warehouse.
- T-Shirt Printing or Similar Sales or Services.
- Tanning Spa or Tanning Establishment.
- Tailor shop.
- Toy store.
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

#### **Development Area 4**

- Single Family detached dwelling
- Single family attached dwelling
- Single Family dwelling and a garage apartment
- Family day care home
- General purpose farm or garden
- Accessory office use – limited to no more than 3 workers and 2 customers at a time.
- Accessory dwelling units
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot
- Short-term rentals
- Home occupations will be allowed in a slightly greater intensity of use than as found in typical R-1 developments. Such business activity will be limited to types of businesses that do not require more than two customer or client parked cars at any given time. No retail activity or sales of merchandise will be allowed. Employees would be limited to one on-site worker and patronage would have to be by appointment only. Minimal, non-illuminated identification signage of no more than four (4) sf in area, attached to the surface of the Dwelling, will be allowed to denote the business being carried on within.
- A clubhouse, pool, and/or other related common area Property Owners Association amenities for the use of the property owners are allowed but not obligated within this district.

*Full Size Documents Submitted to City Staff*

**EXHIBIT E**  
**Open Space**  
*Full Size Documents Submitted to City Staff*



**EXHIBIT F**  
Development Signage Allowances

In addition to all signage allowances enumerated in the City of Norman Signage Code, as may be amended from time to time, the following signage allowances shall be applicable to the development of the Property:

1. **Development Main Message Center** – The Property may feature a large message center to enhance, identity, advertise, and otherwise support the commercial users to be located within the Property as well as off-premises advertising (the "**Main Message Center**"). The Main Message Center may be freestanding or attached to a building. The Main Message Center sign may be a maximum of 750 square feet of signage. The Main Message Center may be an electronic or digital sign.
2. **Development Entrance Signs** – The Property may feature up to five (5) entrance identification signs advertising the entrances to the different sections of the Property, and any buildings, tenants, users, or destinations located therein. Each such Development Entrance Sign may be a maximum of 300 square feet per side.
3. **Major Directional Signs** – Up to ten Major Directional Signs shall be allowed within the Property indicating directions to the different locations, services, offices, areas, or entrances contained within the Property. The Major Directional Signs are intended to contain directions to multiple locations or destinations on each sign, such as directions to the entrances, parking locations, retail users, residential communities, and various other locations within the Property. Each Major Directional Sign may be a maximum of 200 square feet per side.
4. **Minor Directional Signs** – Up to fifteen Minor Directional Signs shall be allowed within the Property indicating directions to the different locations, services, offices, areas, or entrances contained within the Property. The Minor Directional Signs are intended to be ancillary and supplementary to the Major Development Signs, with each Minor Directional Sign indicating directions to a single location or destination, such as directions to entrances, parking locations, retail users, residential communities, and various other locations within the Property. Each Minor Directional Sign may be a maximum of 100 square feet per side.
5. **Service Directional Signs** – Service Directional Signs may be installed at each service entry and exit location within the Property to direct service, delivery, drop off, and similar traffic along the correct route. Each Service Directional Sign may be a maximum of 50 square feet per side.
6. **Major Façade Signs** – There shall be no maximum signage limitations for façade signs located on lots that front the I-35 service roads. Portions of Major Façade Signs may extend above the roof line of the buildings. For clarity, the Major Façade Signs may be constructed above the roof deck of the occupiable space of the buildings, such as, without limitation, along the façade of mechanical units, equipment, screening, parapet walls, or penthouse structures.
7. **Minor Façade Signs** – Buildings located within the Property that do not qualify for Major Façade Signs, as enumerated above, except for any buildings located in Development Area 4, may feature up to five Minor Façade Signs per building. Each Minor Façade Sign may

be a maximum of 500 square feet and portions of each Minor Façade Sign may extend above the roof line of the building. For clarity, the Minor Façade Signs may be constructed above the roof deck of the occupiable space of the buildings, such as, without limitation, along the façade of mechanical units, equipment, screening, parapet walls, or penthouse structures.

8. **Illumination** – All of the signage discussed in this exhibit may be backlit or otherwise illuminated with LED or similar lighting.
9. **Banner Signage** – Banners, flag signs, and other similar decorative signage may be displayed on the Property. Banners may be attached to private light poles or to the buildings to advertise the Property, holidays, events within the Property, the City of Norman, or other similar instances or community organizations.
10. **Sight Triangle Protection** – All signage within the Property shall be placed in appropriate locations to not interfere with applicable traffic sight triangles.
11. **Platted Easements** – Signs may not be placed in any platted easements without first obtaining consent to such encroachment from the applicable utility providers and City Council.
12. **Height** – Due to the proximity of the Property to the Max Westheimer Airport, the maximum signage height within the Property shall be governed by the maximum height allowable under applicable state and federal regulations, including, but not limited to, those prescribed by the Federal Aviation Administration and the Oklahoma Department of Aerospace and Aeronautics.
13. **Safety** – All signage discussed within this exhibit shall be constructed, located, and displayed in accordance with prevailing industry standards of care and practices for signage of such type and comparable entertainment districts in order to ensure such signage does not pose a safety hinderance to drivers or pedestrians.



**Exhibit G**  
**Master Zoning Exhibit**

