

Business and Community Affairs Committee

Minimum Lot Size

City of Norman
December 4, 2025



Background

October 2nd BACA Meeting: Discussed the reduction or elimination of minimum lot sizes in the following zoning districts:

- R-1, Single-Family Dwelling District
- R-1-A, Single-Family Attached Dwelling District
- R-2, Two-Family Dwelling District
- RM-2, Low-Density Apartment District
- RM-6, Medium-Density Apartment District
- R-3, Multifamily Dwelling District



Precedents

American cities that have greatly reduced minimum lot sizes in residential districts:

- Spokane, WA (1,200 SF)
- Houston, TX (1,400 SF)
- Austin, TX (1,800 SF)
- Fayetteville, AR (2,500 SF)

Texas SB15 (2025): Prohibits 19 largest cities from requiring lot sizes above 3,000 SF, or lots with widths greater than 30' and depths greater than 75'.



Considerations

Minimum lot sizes are one of several bulk standards that determine the shape and size of lots and how they may be developed. Other development regulations should also be considered:

- Building setbacks
- Minimum lot frontages
- Minimum lot widths
- Lot coverage maximums

Norman's Subdivisions Ordinance, Chapter 30, requires newly subdivided lots to be at least 50' x 100' (inc. 35' of street frontage), creating a *de facto* minimum lot size of 5,000 SF.



Considerations

Other factors may be impacted by reducing minimum lot sizes:

- Utilities and sanitation
 - Ensuring adequate area for the installation and maintenance of public and private utilities.
 - Sanitation services access to smaller lots.
- Off-street parking and vehicle access
 - Current regulations require two off-street parking spaces per dwelling unit.
- Emergency vehicle access



Staff Recommendations:

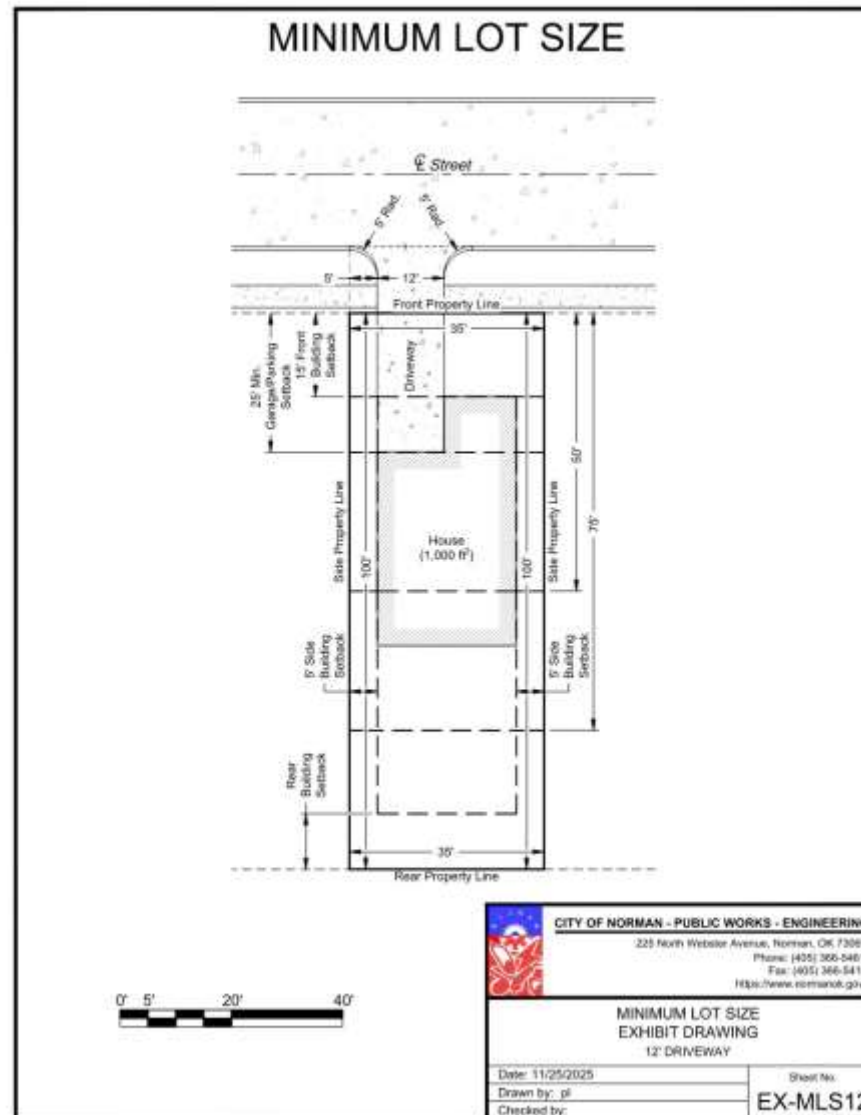
Staff recommends the following standards to allow for the reduction of minimum lot sizes in the R-1, R-1-A, R-2, RM-2, RM-6, and R-3 zoning districts:

- Minimum lot width of 35' at street frontage.
- Minimum lot depth of 75'.
- Minimum setback requirements:
 - Front Yard: 15' for main building and 25' for garage entrances
 - Side yard: 5'
 - Rear Yard: 10', or 1' from utility easement
- Maintain existing off-street parking standards.
- Maintain existing 65% lot coverage allowance. Lot coverage greater than 65% requires rezoning.



Examples

3,500 SF Lot with
12' Wide Driveway



Examples

3,500 SF Lot with
20' Wide Driveway

