

Ordinance No. O-2122-47

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA IMPLEMENTING AMENDMENTS THROUGHOUT THE CENTER CITY FORM BASED CODE (“CCFBC”) DOCUMENT, WHICH IS INCORPORATED BY REFERENCE IN CHAPTER 22 OF THE CITY CODE AT SECTION 429.7, TO AMEND, REPLACE, SUPPLEMENT, RENUMBER OR REORDER PROVISIONS, CORRECT LANGUAGE, AND PROVIDE DEFINITIONS FOR TERMS FOUND THROUGHOUT THE CCFBC DOCUMENT TO RESOLVE INCONSISTENCIES OR INACCURACIES AND PROVIDE CLARIFICATION TO THE PROVISIONS, INCLUDING “HOW TO USE THIS CODE”, PART 1 (“GENERAL PROVISIONS”), PART 2 (“ADMINISTRATION, APPLICATION PROCESS & APPEALS”), PART 3 (“THE REGULATING PLAN”), PART 4 (“BUILDING FORM STANDARDS”), PART 5 (“URBAN SPACE STANDARDS”), PART 6 (“PARKING AND LOADING STANDARDS”), PART 7 (“BUILDING FUNCTIONS”), PART 8 (“SITE DEVELOPMENT REQUIREMENTS”), PART 9 (“DEFINITIONS”) AND APPENDICES A THROUGH C; TO AMEND SECTIONS 204 AND 205 OF PART 2 (“ADMINISTRATION, APPLICATION PROCESS & APPEALS”) TO ACCOMMODATE POTENTIAL PATTERN ZONING AND CLEARLY ESTABLISH CERTIFICATE OF COMPLIANCE ENFORCEMENT AS WELL AS SECTION 208 TO CLARIFY THE TREATMENT OF NON-CONFORMING STRUCTURES AND USES; TO AMEND SECTION 302 (“ILLUSTRATIVE FORM DISTRICT MAPS”) OF PART 3 (“THE REGULATING PLAN”), TO ADD “CENTER CITY MAXIMUM BUILDING HEIGHT MAP” AND “CENTER CITY UNIT MINIMUM MAP” AND TO AMEND THE CENTER CITY REGULATING PLAN MAP; TO AMEND PART 4 (“BUILDING FORM STANDARDS”) TO CONSOLIDATE CERTAIN BUILDING FORM STANDARDS AND EXPAND GEOGRAPHICAL APPLICATION OF THE URBAN RESIDENTIAL BUILDING FORM STANDARD, TO INCREASE CERTAIN BUILDING FORM STANDARD REQUIRED UNIT MINIMUMS, AND TO REVISE LIGHTING AND MECHANICAL EQUIPMENT REQUIREMENTS; TO AMEND SECTION 504 (“STREETSCAPE ELEMENTS”) OF PART 5 (“URBAN SPACE STANDARDS”) TO REMOVE STREETLIGHT PROVISIONS AND CLARIFY BICYCLE PARKING DESIGN REQUIREMENTS; TO AMEND VARIOUS ALLOWANCES AND REQUIREMENTS IN PART 6 (“PARKING AND LOADING STANDARDS”), INCLUDING MINIMUMS AND MAXIMUMS AND SPECIAL PARKING STANDARDS; TO AMEND PART 7 (“BUILDING FUNCTIONS”), TO CLARIFY AND DEFINE USES AND CATEGORIES, INCLUDING REVISIONS TO THE USE TABLE (SECTION 702) AND SPECIAL USES; TO RENUMBER AND AMEND PART 8 (“SITE DEVELOPMENT REQUIREMENTS”); TO RENUMBER, AMEND AND ADD DEFINITIONS TO PART 9 (“DEFINITIONS”), TO AMEND APPENDIX A TO REFERENCE POTENTIAL PATTERN ZONING, AND TO ADD APPENDIX C; AND TO MAKE OTHER LANGUAGE ALTERATIONS AS NECESSITATED BY OR CONSISTENT WITH THESE AMENDMENTS, DECLARING AN EMERGENCY, AND PROVIDING FOR THE SEVERABILITY THEREOF.

- § 1. WHEREAS, Ordinance O-1617-35, adopted by City Council on May 23, 2017, adopted in its entirety and incorporated by reference into the Zoning Ordinance the document entitled, “Center City Form-Based Code” dated April 2017 and consisting of a cover page, Pages iii-vi, Pages 1-70, and Center City Planned Unit Development – Appendix B, Pages 1-7; and

- § 2. WHEREAS, Council adopted Ordinance O-1718-47 on June 26, 2018 making limited amendments to the Center City Form Based Code to require two-family structures (duplexes) with four or more bedrooms to be sprinkled per applicable building code requirements; and
- § 3. WHEREAS, Council adopted Ordinance O-1718-51 on July 24, 2018 to allow for the sale of alcoholic beverages in theaters in compliance with State law; and
- § 4. WHEREAS, Council adopted Ordinance O-1920-3 on July 23, 2019, following a six (6) month administrative delay, implementing various amendments to address the issues giving rise to the need for the administrative delay.
- § 5. WHEREAS, on December 14, 2021, Council adopted Resolution R-2122-76, again declaring a temporary administrative delay for a period of six (6) months on the acceptance of all applications for Certificates of Compliance, demolition permits, or Center City Planned Unit Developments in order to allow Staff, in conjunction with the Center City Administrative Delay Ad Hoc Committee, to study and make recommendations for changes in the Center City Form-Based Code; and
- § 6. WHEREAS, the Center City Administrative Delay Ad Hoc Committee was created by Resolution R-2122-83 on January 18, 2022, which set forth the committee's subjects of discussion, and after eleven such meetings of the Committee, Staff has drafted and the Committee has recommended adoption of amendments throughout the Center City Form Based Code; and
- § 7. WHEREAS, Council desires to replace the Center City Form Based Code in its entirety with a revised Code inclusive of previous amendments and current amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- § 8. That Section 429.7 of Chapter 22 of the Code of the City of Norman shall be amended to read as follows:

The Center City Form-Based Code originally dated April 2017 and thereafter amended in July 2019, consisting of a cover page, pages iii-iv, Pages 1-70 and inclusive of Appendices A and B is hereby replaced with the Center City Form-Based Code dated ~~July 2019~~ June 2022, consisting of a cover page, pages iii-iv, pages 1-9184 (including Parts 1 through 9) and ~~inclusive of Appendices A, and B, through C~~ as well as previous amendments adopted by Ordinance (O-1718-47 and O-1718-51), ~~and including additions and amendments to the following sections, all set forth more specifically and attached to this Ordinance:~~

- ~~—Part 2: Administration, Application Process & Appeals~~
- ~~—Part 3: The Regulating Plan~~
- ~~—Part 4: Building Form Standards~~
- ~~—Part 5: Urban Space Standards~~
- ~~—Part 7: Building Functions~~
- ~~—Part 8: Definitions~~

~~—Part 9: Site Development Requirements~~

The Center City Form-Based Code, dated ~~July 2019~~June 2022 is incorporated by reference with the same force and effect as though fully set forth herein.

The Center City Form-Based Code is available on the City of Norman website: <http://www.normanok.gov/planning/norman-center-city-vision>

- § 9. EMERGENCY SECTION (requiring 2/3 majority for passage to be voted on separately). That in the judgment of the Council of the City of Norman, it is necessary for the immediate preservation of the peace, health, safety of the citizens of Norman that this Ordinance become effective prior to the time an ordinary ordinance will become effective, thereby declaring an emergency so that this Ordinance will become effective June 14, 2022.
- § 10. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance, except that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this _____ day
of _____, 2022.

NOT ADOPTED this _____ day
of _____, 2022.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)