

Ordinance No. O-2324-54

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 36-514 (“R-1, SINGLE-FAMILY DWELLING DISTRICT”), 36-516 (“R-2, TWO-FAMILY DWELLING DISTRICT”), AND 36-520 (“R-3, MULTIFAMILY DWELLING DISTRICT”), ALL IN CHAPTER 36 (“ZONING”) OF THE CODE OF THE CITY OF NORMAN TO PERMIT R-1 USES FOR UNDERSIZED LOTS WHERE SUBDIVISION EXISTED AT ZONING ORDINANCE ADOPTION OR OCCURRED IN CONFORMITY WITH SECTION 30-605 OF THE NORMAN MUNICIPAL CODE AND ALL BOUNDARY LINES OF THE SUBJECT LOT TOUCH LANDS UNDER OTHER OWNERSHIP; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. That Section 36-514 of the Code of the City of Norman shall be amended to read as follows:

**SEC. 36-514. R-1, SINGLE-FAMILY DWELLING DISTRICT**

(a) *Uses permitted.* Property and buildings in an R-1, Single-Family Dwelling District shall be used only for the following purposes:

\* \* \*

(c) *Area Regulations.*

\* \* \*

(5) *Intensity of use.* There shall be a lot area of not less than 6,000 square feet, except that where a lot has less area than herein required, either in existence on the effective date of the ordinance from which this section derived, July 13, 1954, or by subdivision complying with NCC 30-605 and all the boundary lines of that lot touch lands under other ownership on the effective date of the ordinance from which this article is derived, July 13, 1954, that lot may be used for any of the uses permitted by this section.

\* \* \* \*

§ 2. That Section 36-516 of the Code of the City of Norman shall be amended to read as follows:

**SEC. 36-516. – R-2, TWO-FAMILY DWELLING DISTRICT**

(a) *Uses permitted.* Property and buildings in an R-2, Two-Family Dwelling District shall be used only for the following purposes:

\* \* \*

(c) *Area Regulations.*

\* \* \*

(5) *Intensity of use.*

a. There shall be a lot area of not less than 5,000 square feet for a single-family dwelling; 7,000 square feet for a two-family dwelling or a single-family dwelling and a garage apartment on the same lot.

b. Where a lot has less area than herein required, either in existence on the effective date of the ordinance from which this section derived, July 13, 1954, or by subdivision complying with NCC 30-605 and all the boundary lines of that lot touch lands under other ownership ~~on the effective date of the ordinance from which this article is derived (July 13, 1954)~~, that lot may be used only for the uses permitted in R-1, Single Family Dwelling District.

\* \* \* \*

§ 3. That Section 36-520 of the Code of the City of Norman shall be amended to read as follows:

**SEC. 36-520. – R-3, MULTIFAMILY DWELLING DISTRICT**

(a) *Uses permitted.* Property and buildings in an R-3, Multifamily Dwelling District shall be used only for the following purposes:

\* \* \*

(c) *Area Regulations.*

\* \* \*

(5) *Intensity of use.*

a. There shall be a lot area of not less than 5,000 square feet for a single-family dwelling, and 7,000 square feet for a two-family dwelling or a single-family dwelling and a garage apartment on the same lot.

b. There shall be a lot area of not less than 9,000 square feet for apartment houses, and 3,000 square feet additional area for each dwelling unit more than three on the lot.

b. Where a lot of less area than herein required, either in existence on the effective date of the ordinance from which this section derived, July 13, 1954, or by subdivision complying with NCC 30-605 having all the boundary lines touching lands under other ownership ~~on the effective date of the ordinance from which this article is derived, July 13, 1954~~, that lot may be used only for ~~single-family purposes~~ the uses permitted in R-1, Single Family Dwelling District.

\* \* \* \*

§ 4. 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 \_\_\_\_\_, 2024.

NOT ADOPTED this \_\_\_\_\_ day  
of \_\_\_\_\_, 2024.

\_\_\_\_\_  
(Mayor)

\_\_\_\_\_  
(Mayor)

ATTEST:

\_\_\_\_\_  
(City Clerk)