

City of Norman Amendments and Resolutions

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-51: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE DEFINITION OF ACCESSORY DWELLING UNIT IN CHAPTER 36 ("ZONING CODE") SECTION 36-101; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the staff report for the ordinance amending Chapter 36.

Commissioner McDaniel asked whether this issue had become a problem and whether that was the reason it was being brought before the Commission. Ms. Hoggatt confirmed that was correct.

Commissioner Bird asked how frontage is determined, particularly for corner lots, and how those determinations may impact the ability to construct an Accessory Dwelling Unit (ADU). Ms. Hoggatt explained frontage is defined based on the designated front building line, typically where the front door is located, as shown on the plats.

Commissioner Bird asked how frontage would be interpreted for atypical or redeveloped lots, particularly when a home is oriented differently than originally platted, such as on a corner lot. She also asked how ADU regulations would apply to properties with primary structures located toward the rear of the lot, where there may be little to no rear yard available and the existing structure would not qualify for an ADU due to its size. Ms. Hoggatt explained, under current zoning regulations, properties in this situation would not be permitted to construct an ADU. She noted atypical lot configurations can create limitations that are difficult to address through standard code provisions, and pursuing a SPUD may be the only available option in such cases.

Commissioner Bird asked whether, in the R-2 zoning district, where garage apartments are permitted rather than ADUs, if a garage apartment must include an enclosed garage structure, or if alternatives such as a carport or a structure functioning similarly to an ADU without a garage would be allowed. Ms. Hoggatt explained a garage apartment is distinct from an ADU and must comply with accessory structure setbacks. While the definition allows for some flexibility, a carport may be included if it is integrated into the overall architecture of the structure and not a standalone element.

Commissioner Bird clarified a carport could be considered part of a garage apartment if it shares the same roof structure. She also asked whether the City has considered amending R-2 and R-3 zoning regulations to allow either garage apartments or ADUs. Ms. Hoggatt stated ADUs were introduced cautiously in the current code to evaluate demand and community response, noting there has not been a significant increase in requests. She added potential changes to ADU regulations in R-2 and R-3 districts could be considered during a future code update, which will include a code assessment process and opportunities for public and stakeholder feedback.

Commissioner Brewer asked how many ADUs have been permitted to date and how many would be affected by the proposed changes. Ms. Hoggatt stated approximately 23 ADUs have been permitted and the City receives frequent inquiries about them, with a higher concentration located in Ward 5 and eastern Norman.

Applicant Presentation

City staff as applicant made the presentation.

Public Comments

There were no public comments.

Planning Commission Discussion

Commissioner Bird shared insights from an ADU walking tour in Oklahoma City, noting their ordinance allows up to 950 square feet and differs in that it does not count air-conditioned space. She stated Oklahoma City has seen fewer applications than expected but like Norman, they receive many inquiries. She also noted the development of an ADU guide by a local organization to assist homeowners and suggested a similar resource could be beneficial for Norman. Additionally, she observed that ADU development patterns in Oklahoma City, with more units located outside the urban core, appear consistent with trends seen in Norman.

Motion to approve made by Commissioner McDaniel, **Seconded** by Secretary Parker.

Voting Yea: Commissioner Brewer, Commissioner McKown, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith

Planning Commission recommended approval of O-2526-51.