

Discussion of the Central Norman Zoning Overlay District – Possible District Expansion

January 2, 2025



Central Norman Zoning Overlay District

Intended to protect and maintain neighborhood integrity and reduce incompatible development.

- (1) Protect and strengthen desirable and unique physical features, maintain integrity of the neighborhood, design characteristics, and recognize identity and charm;
- (2) Promote and provide for appropriate revitalization of the neighborhood;
- (3) Reduce conflict and prevent blighting caused by incompatible and insensitive development, and promote new compatible development;
- (4) Stabilize property values;
- (5) Provide residents and property owners with a planning tool for future development;
- (6) Promote and retain affordable housing stock;
- (7) Encourage housing that promotes aging in place;
- (8) Ensure harmonious, orderly and efficient growth and redevelopment of the City.

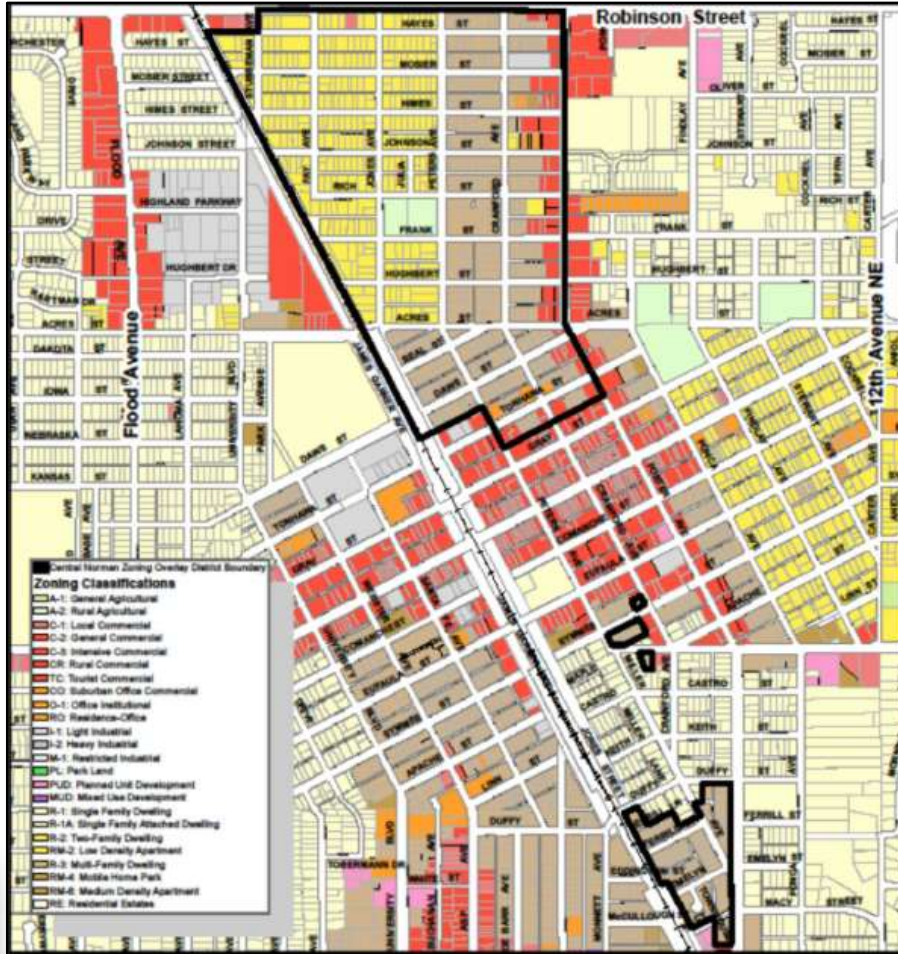


Central Norman Zoning Overlay District

- Applies to new construction and additions, alterations, or reconstruction
 - Requires Special Use approval for new structures having four or more bedrooms per unit
 - For existing structures (add/alt permits) bedroom count increases to five or more requires Special Use approval



Existing Boundaries



- North of Boyd Street, south of Robinson Street, situated between the railroad tracks and Porter Avenue
- Residentially zoned lots in the Old Silk Stocking Neighborhood
- R-3 zoned lots included in the Miller Historic District and to the south and west of the District



Proposed Updates to Ordinance

- Simple housekeeping in verbiage - Remove redundant phrases, bring verbiage in line for all overlay district regulations
- Update applicability for clarity
- Expand the boundaries to include new neighborhoods



Simple Housekeeping - Verbiage

- CNZOD, Central Norman Zoning Overlay District appears multiple times
 - **Solution:** Replace with Central Norman Zoning Overlay District
- Other overlay district regulations use the full district title within the section
 - **Solution:** Use the full title for all mentions of “CNZOD” within the section
- Within the code, this should read “All new residential.....”

Special use.

(1) All residential units having four or more bedrooms per unit require approval from City Council of a special use permit pursuant to special use permit procedures contained within NCC 36-560.



Update Applicability

- Applicability Currently Reads:

- (e) *Applicability.* The standards of this section shall apply to the following changes on properties defined in subsection (d) of this section:
- (1) Any new construction of a residential structure on a vacant lot, which includes a bedroom count of four or more.
 - (2) Any new construction which adds to or alters an existing residential structure on a lot including any interior remodel which increases the bedroom count to five or more.
 - (3) ~~Any demolition of an existing residential structure and reconstruction on a lot which includes a bedroom count of four or more.~~
 - (4) An addition/alteration of an existing structure that adds one additional bedroom to the existing structure which increases the total bedroom count to four or fewer is exempt from the requirements of subsection (h) of this section.

- **Solution:** Remove item 3 to avoid redundancy



Update Bedroom Definition

- Central Norman Zoning Overlay Bedroom Definition Currently Reads

The term "bedroom" means an enclosed space within a dwelling unit that is not a garage, foyer, kitchen, bathroom, dining area or living room, that has at least seventy square feet of floor area. Dens, studies or other rooms which are capable of being used for sleeping quarters that contain a closet, or to which a closet could be added, shall also be considered a bedroom.

- Center City Form Based Code Bedroom Definition Currently Reads

Bedroom. Any habitable room or space no less than 70 square feet and no greater than 144 square feet in floor area in a DWELLING UNIT which:

- a. may be segregated by any means of closure or is otherwise capable of being used for sleeping quarters; and
- b. has more than one means of egress (doorway or window); and
- c. is not a kitchen, bathroom (lavatory) or utility room;

Less and except only one room or space meeting this definition that is specifically designated and utilized as general living space (but only where a general living space is not otherwise provided in the same DWELLING UNIT).

Any room or space which meets this definition and is greater than 144 square feet in floor area shall be counted as two bedrooms. Every additional 144 square feet of floor area shall be counted as an additional bedroom.

- **Solution:** Update definition

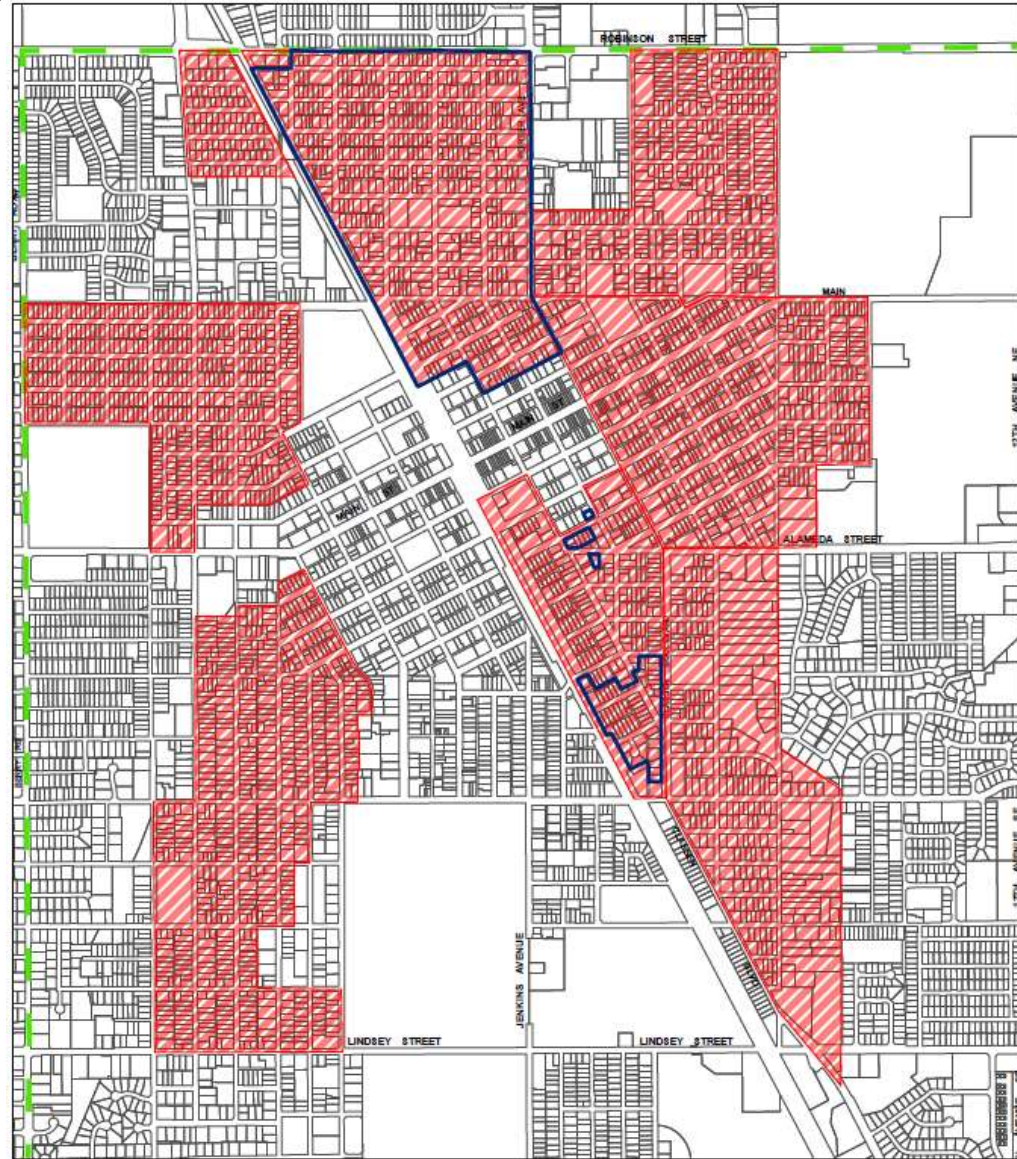


Expand District to include new neighborhoods

- Character preservation needs to be identified in additional neighborhoods
- AIM Norman
- Pending Zoning Code and Subdivision Regulation Updates



Proposed District Extent

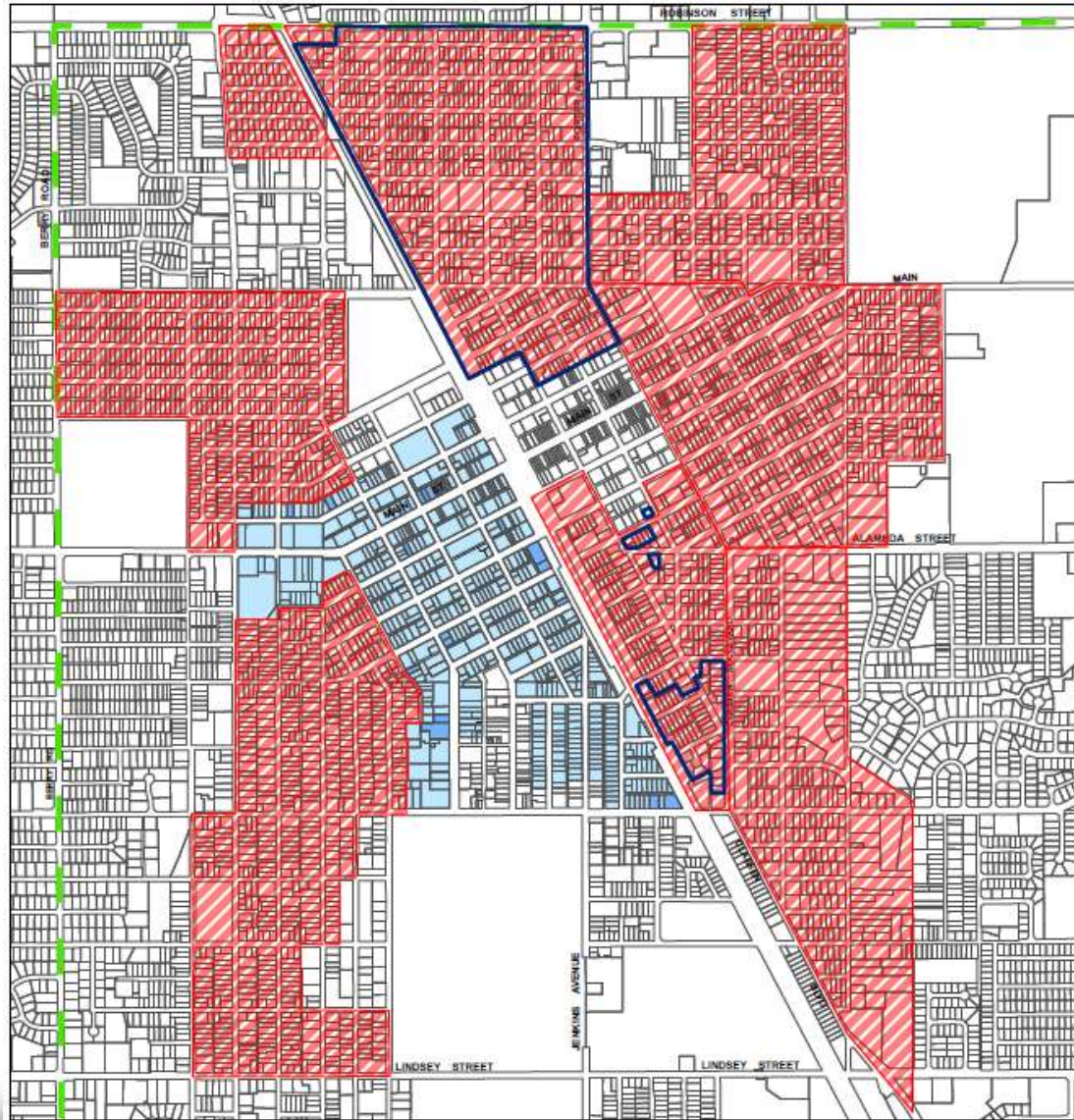


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Proposed District Extent

Comparison with Center City Form Based Code & Central Norman Zoning Overlay District



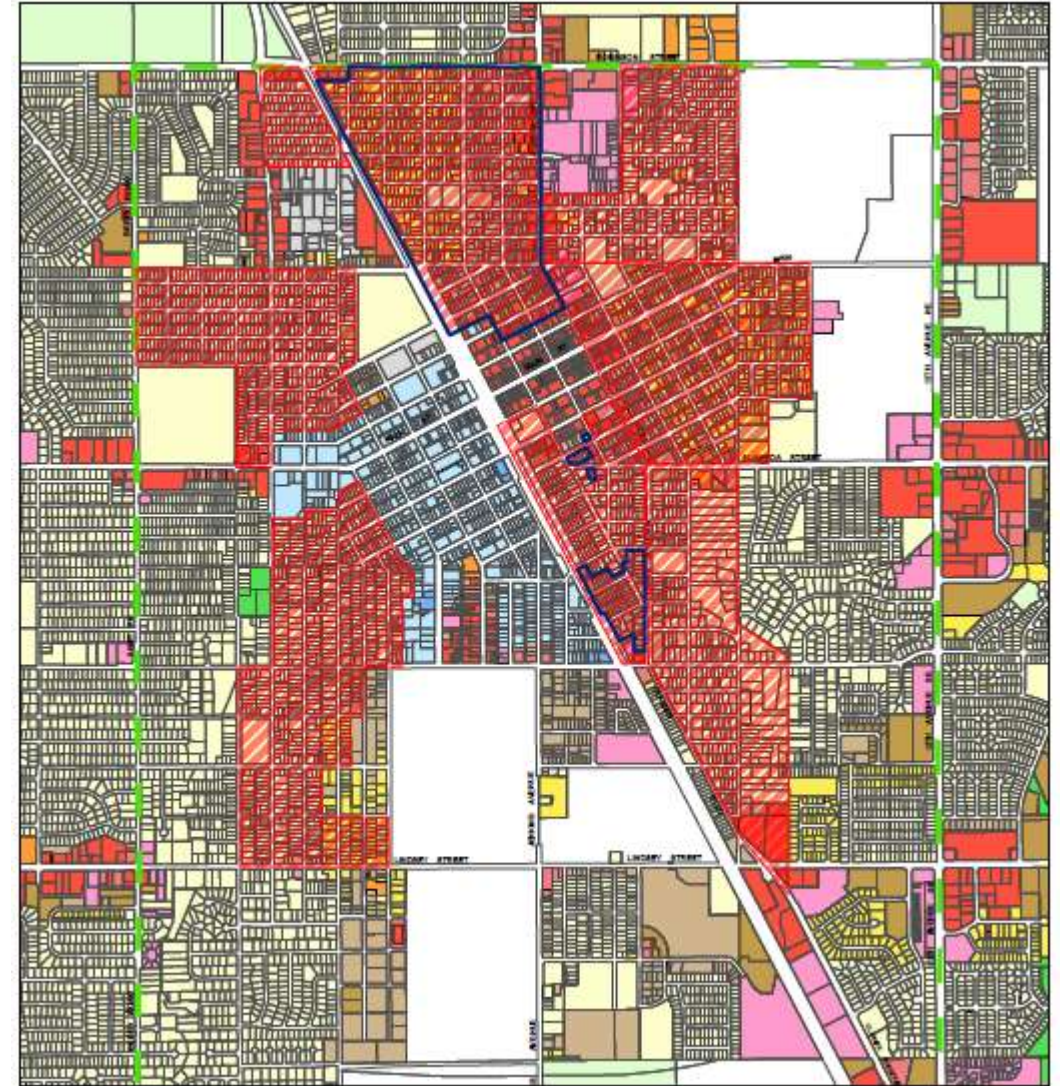
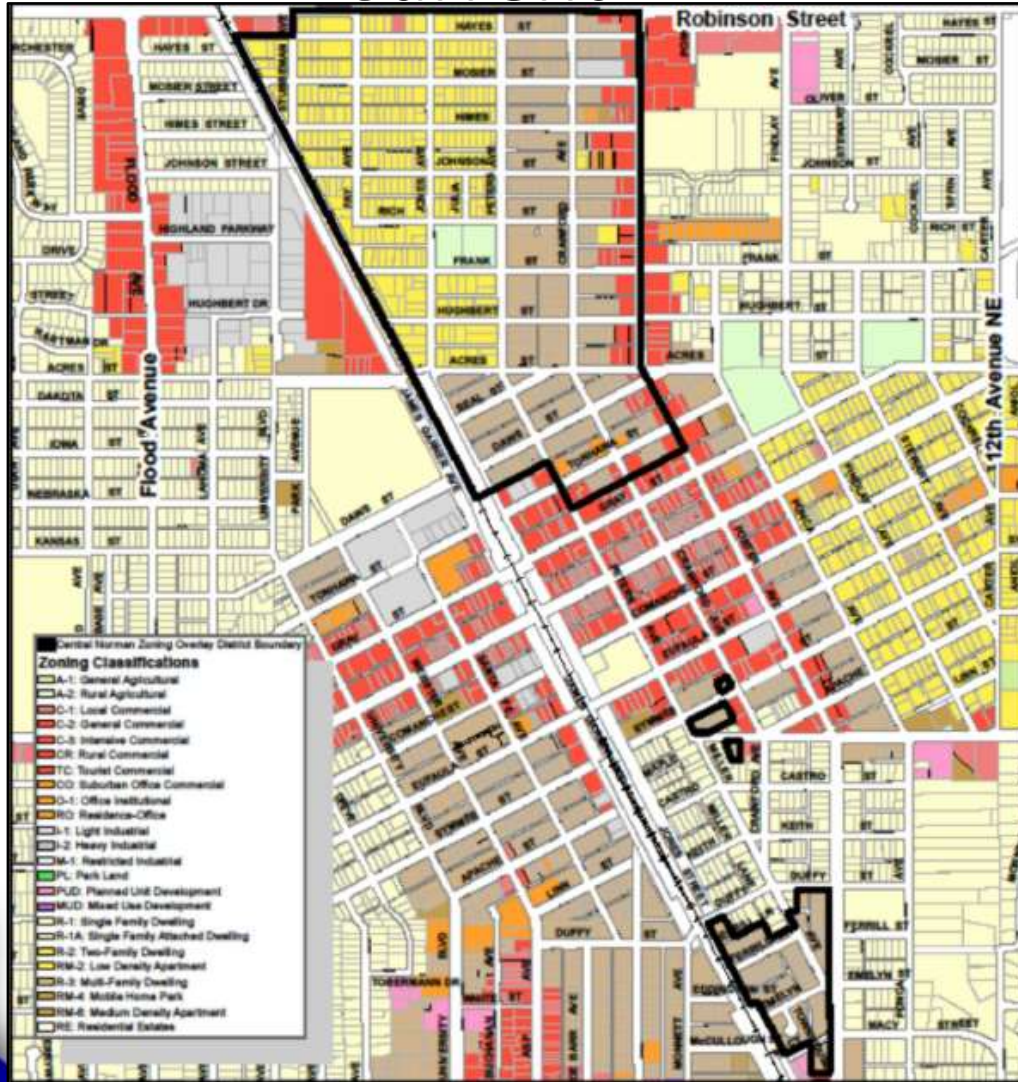
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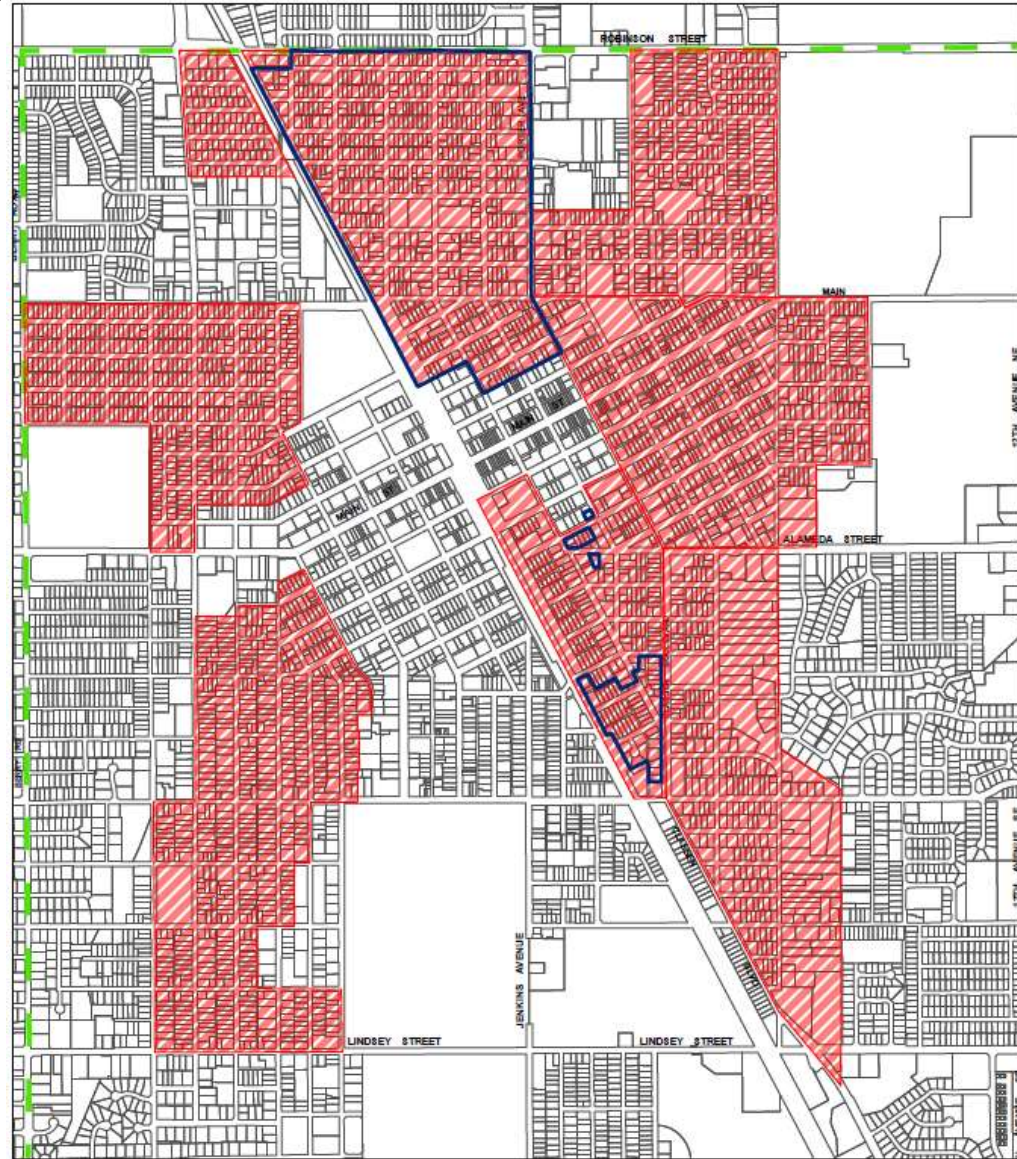
Comparison Maps

Current

Proposed



Proposed District Extent



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