

Ordinance No. O-2324-51

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 36-101 (“DEFINITIONS”), 36-508 (“NONCONFORMING USES”), AND 36-548 (“OFF STREET PARKING REQUIREMENTS”), ALL IN CHAPTER 36 (“ZONING”) OF THE CODE OF THE CITY OF NORMAN TO REMOVE PARKING REQUIREMENTS FOR ACCESSORY DWELLING UNITS WHERE ALLOWED, TO CLARIFY APPLICABILITY OF PROVISIONS TO GARAGE APARTMENTS, AND TO IMPLEMENT OTHER LANGUAGE CHANGES AS ARE CONSISTENT THEREWITH; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. That Section 36-101 of the Code of the City of Norman shall be amended to read as follows:

**SEC. 36-101. – DEFINITIONS**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

\* \* \*

*Garage apartment* means a single dwelling unit co-located within a building where motor vehicles are normally and regularly stored and having a roof or wall in common. For the purposes of this Chapter, garage apartments shall be defined and treated separately as a use, distinct from Accessory Dwelling Units (ADUs), and shall be allowed in districts only as specifically listed and referenced.

\* \* \* \*

§ 2. That Section 36-508 of the Code of the City of Norman shall be amended to read as follows:

**SEC. 36-508. – NONCONFORMING USES**

(a) Continuation. Any use or structure existing at the time of enactment or subsequent amendment of this chapter, but not in conformity with its provisions, may be continued with the following limitations. Any use or building which does not conform to the provisions of this chapter may not be:

- (1) Changed to another nonconforming use.
- (2) Re-established after discontinuance for two years.
- (3) Extended except in conformity to this chapter.

Provided, however, that all buildings and uses existing at the time of passage of this chapter which do not comply with the required off-street parking requirement, as specified in NCC 36-548 through 36-552, and ADUs not complying with minimum off-street parking as of April 25, 2024, shall not be defined as nonconforming uses because of a lack of said off-street parking facilities under the terms of this chapter.

\* \* \* \*

§ 3. That Section 36-548 of the Code of the City of Norman shall be amended to read as follows:

**SEC. 36-548. – OFF-STREET PARKING REQUIREMENTS**

(a) *Duty to provide and maintain off-street parking.* The duty to provide and maintain the off-street parking spaces herein required shall be the joint and several responsibilities of the operator and owner of the use and the operator and owner of the land on which, or the structure or structures in which, is located the use or uses for which off-street parking space is required to be provided and maintained. Each parking space shall have minimum dimensions of 8 1/2 feet by 19 feet, plus adequate space for ingress and egress. No land shall be used or occupied, no structure shall be designed, erected, altered, used, or occupied, and no use shall be operated unless the off-street parking space herein required is provided in at least the amount specified, and maintained in the manner herein set forth; provided, however, that where off-street parking space is not provided or maintained for land, structures, or uses actually used, occupied, and operated as of July 1966, it shall not be required under this chapter.

(b) *Number of off-street parking spaces required.* Off-street parking spaces for motor vehicles shall be provided in at least the amount shown in the following list:

| <i>Use</i>                      | <i>Spaces Required</i>                                                                                  |
|---------------------------------|---------------------------------------------------------------------------------------------------------|
| Dwellings and Lodgings:         |                                                                                                         |
| Single and two-family dwellings | 2 per primary du, ADU more than 650 sq ft in area (where allowed), and garage apartment (where allowed) |
| Fraternity or sorority houses   | 1 for each accommodation                                                                                |
| Mobile homes (park/subdivision) | 2 per mobile home                                                                                       |

\* \* \* \*

§ 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.

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

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

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

ATTEST:

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