

CLASSIC NEIGHBORHOOD AREAS

CHARACTERISTICS & INTENT

These neighborhoods feature relatively well-maintained housing, possessing a unique style of lot and street design with high rates of homeownership. Characteristics include limited public open spaces, often curvilinear street patterns, a medium degree of building separation, and distinct separation of uses.

Proximity to the University of Oklahoma and Core Neighborhoods means that development pressure from those areas may extend into this Character Area in the future.

GOALS

- Maintain character by limiting incremental density to lower- to medium-intensity residential.
- Strengthen connections to public spaces, including Downtown Norman.

OPPORTUNITIES

- Naturally-occurring affordable housing.

CHALLENGES

- Undersized, aging infrastructure, including lack of stormwater infrastructure, that requires frequent maintenance.
- Limited active transportation access.

POLICIES

- Residential development should reinforce ties to the Core Character Area through a combination of rehabilitation and compatible new infill development consistent with the scale of existing neighborhoods; limited to primarily single-unit, duplex, triplex, and quadplex, and townhome developments designed for homeownership.
 - ADUs continue to be an appropriate housing typology in this Character Area.
- Ensure that redevelopment and infill developments:
 - Address the impacts of parking and access:
 - » Alternative modes of transportation, including walking, rolling, biking, and public transit should be a priority with safe, clear connections. This includes improving sidewalks and filling gaps in sidewalks during development.
 - Reflects the scale and character of surrounding properties:
 - » Structures should not be significantly taller, further from the fronting property line, or be inconsistent with the massing of neighboring properties.
 - Reduce the impact of higher intensity uses to adjacent lower intensity uses with screening and landscaping. Native landscaping is encouraged.

