

Business and Community Affairs

Minimum Lot Size

City of Norman

April 3, 2025



Two Subdivision Scenarios

- Greenfield development
 - Large acreage split into smaller lots with the Preliminary Plat process
- Infill development
 - Existing lot divided into a smaller lot that may not meet current requirements – dependent of existing zoning
 - R1-A – 4,500; R-1 – 6,000; R-2, RM-2, R-3 – 5,000



Must-Haves for All Lots

- Street frontage (needed for addressing)
 - Location for solid waste collection
 - Emergency vehicle access
- Utility access (water and sewer)
- Meet setbacks and coverage for both lots
(consideration of what the subdivision of the lot does to the conformity of the existing structure – non-conforming now)
- Still required to plat – typically Short Form Plat
(determined case-by-case)





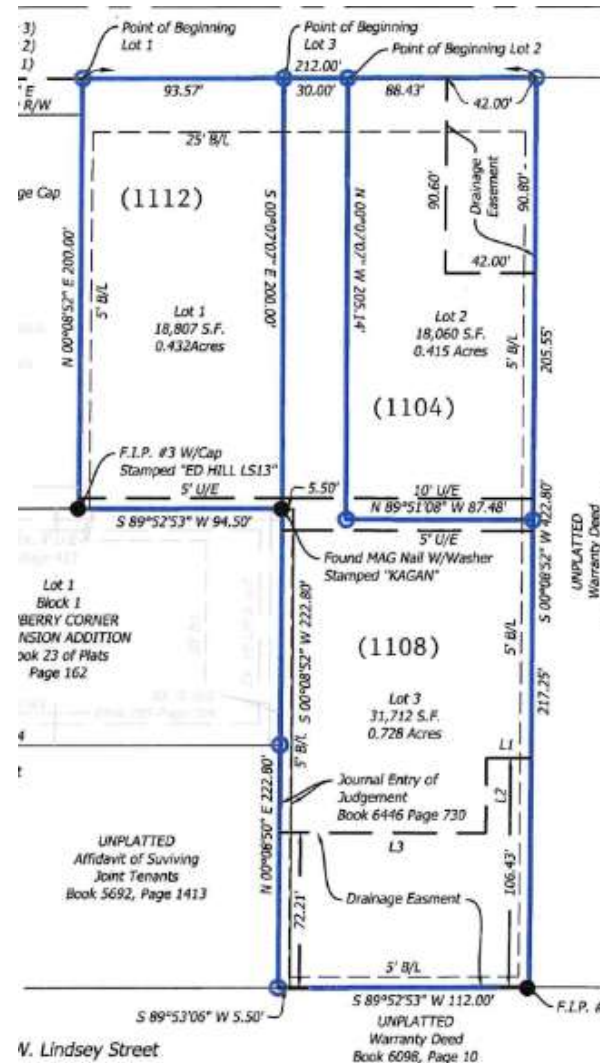
BACA
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The map shows two lots, Lot 1 and Lot 2, located in Block 1 of the Switch Woods Subdivision. The lots are situated between S. Berry Road to the west and the Switch Woods Subdivision to the east. Lot 1 is 0.81 AC and Lot 2 is 0.49 AC. The map includes the following dimensions and bearings:

- Lot 1 (0.81 AC):**
 - North boundary: 192.00' N 89°53'04" E
 - East boundary: 401.00' S 89°53'04" W
 - South boundary: 109.00' N 07°13'57" E
 - West boundary: 109.00' N 07°13'57" E
- Lot 2 (0.49 AC):**
 - North boundary: 192.00' N 89°53'04" E
 - East boundary: 401.00' S 89°53'04" W
 - South boundary: 109.00' N 07°13'57" E
 - West boundary: 109.00' N 07°13'57" E

The map also shows the location of the lots relative to S. Berry Road and the Switch Woods Subdivision. The map includes a north arrow and a scale bar.

Eschelman Place



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904 Miller Ave.



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Unintended Consequences

- Water/sewer connections – typically is a private line, required to have separate public access for new lot.
- Setbacks and coverage will have to change to meet this goal – creating non-conforming lots?
- Lots with greater coverage can result in drainage concerns if not addressed



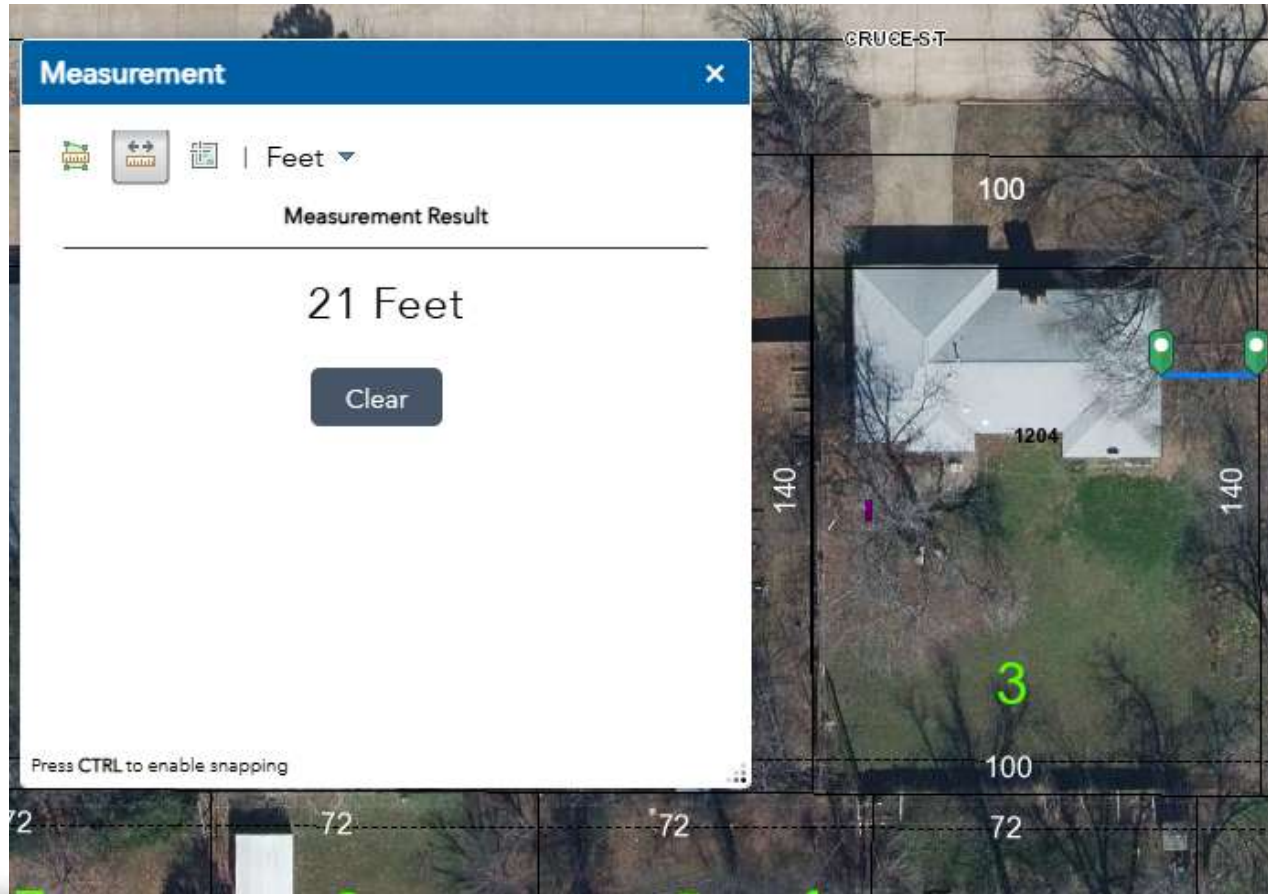
Berry & Cruce



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Unintended Consequences

- Infill development overall will be minimal due to the existing development - many Core Area lots do not meet current side setback (5' or less setback) and other developments are at 5' side setback (leaving no room for access)
- If creating smaller lots in Core, to create a minimum width lot for new lot in the rear, existing affordable/attainable housing stock would be torn down to allow for two new builds



Discussion

