

CITY OF NORMAN

Pre-Development Meeting

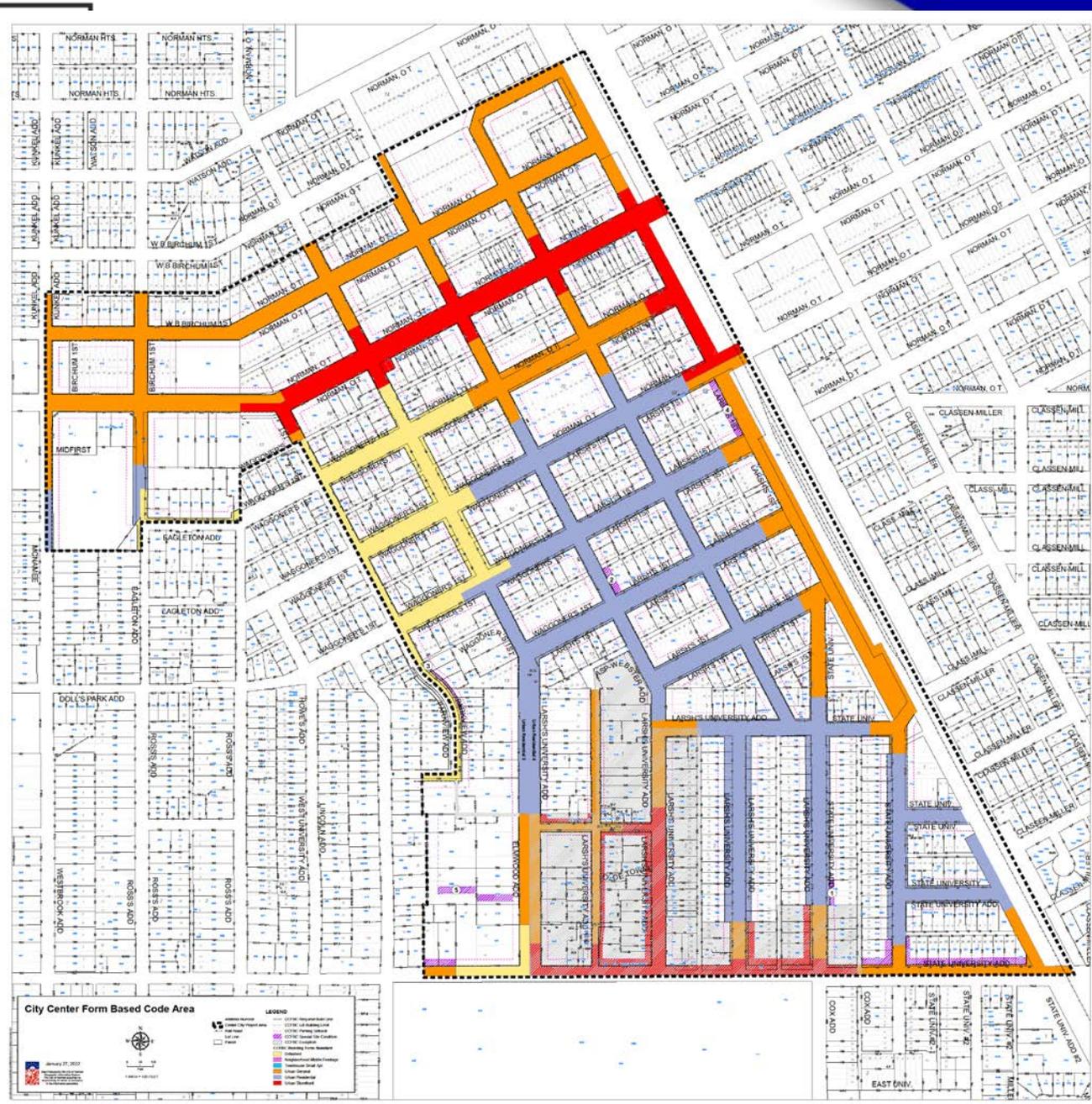
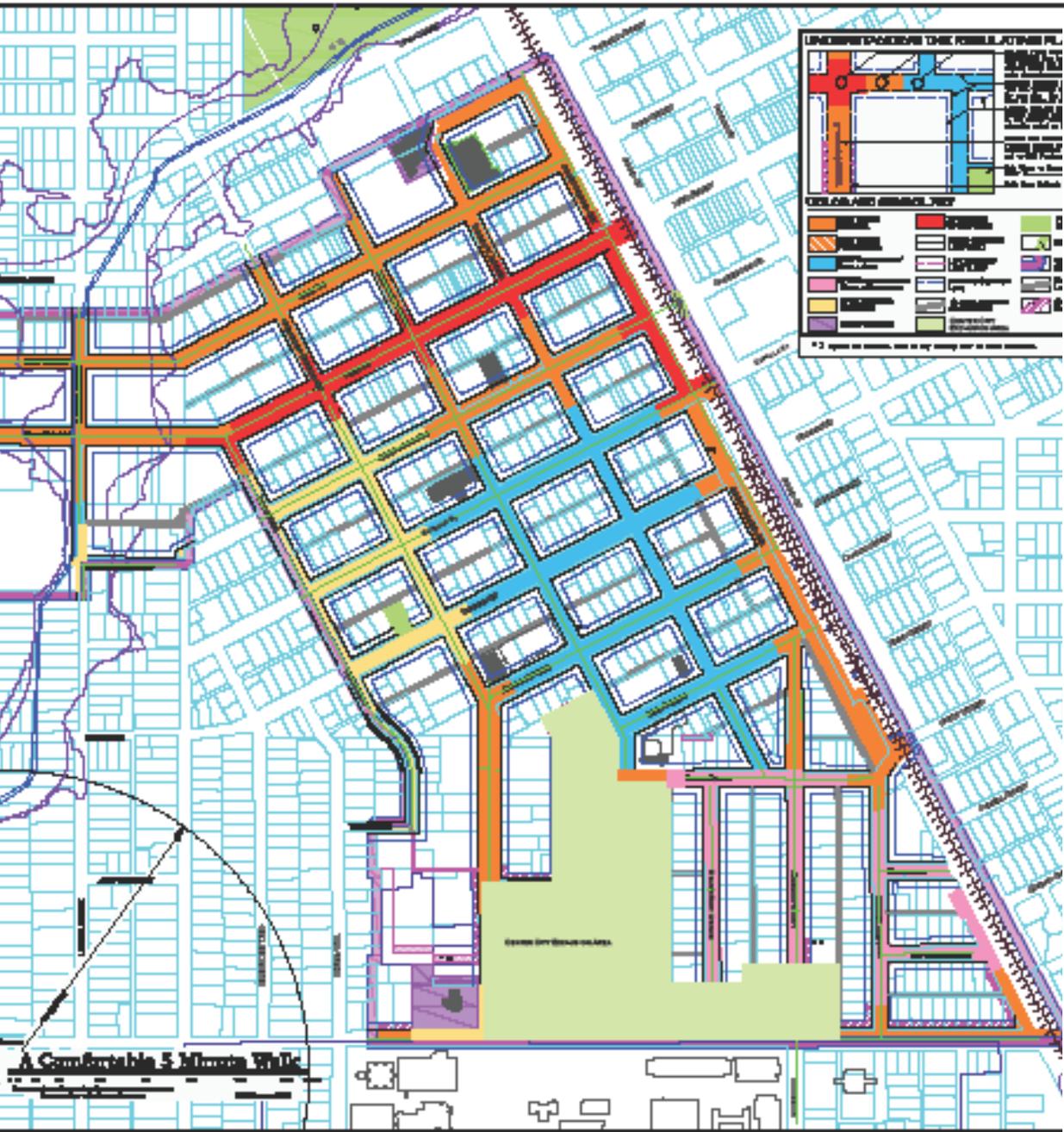
May 26, 2022



Major Changes

- Townhouse/Small Apartment and Neighborhood Middle frontages become Urban Residential frontage
- Urban Residential frontage is more fleshed out
- New maximum height and unit minimum maps
- New unit minimums in Urban General frontage
- Removed unit maximum in former Neighborhood Middle frontage
- New parking requirements



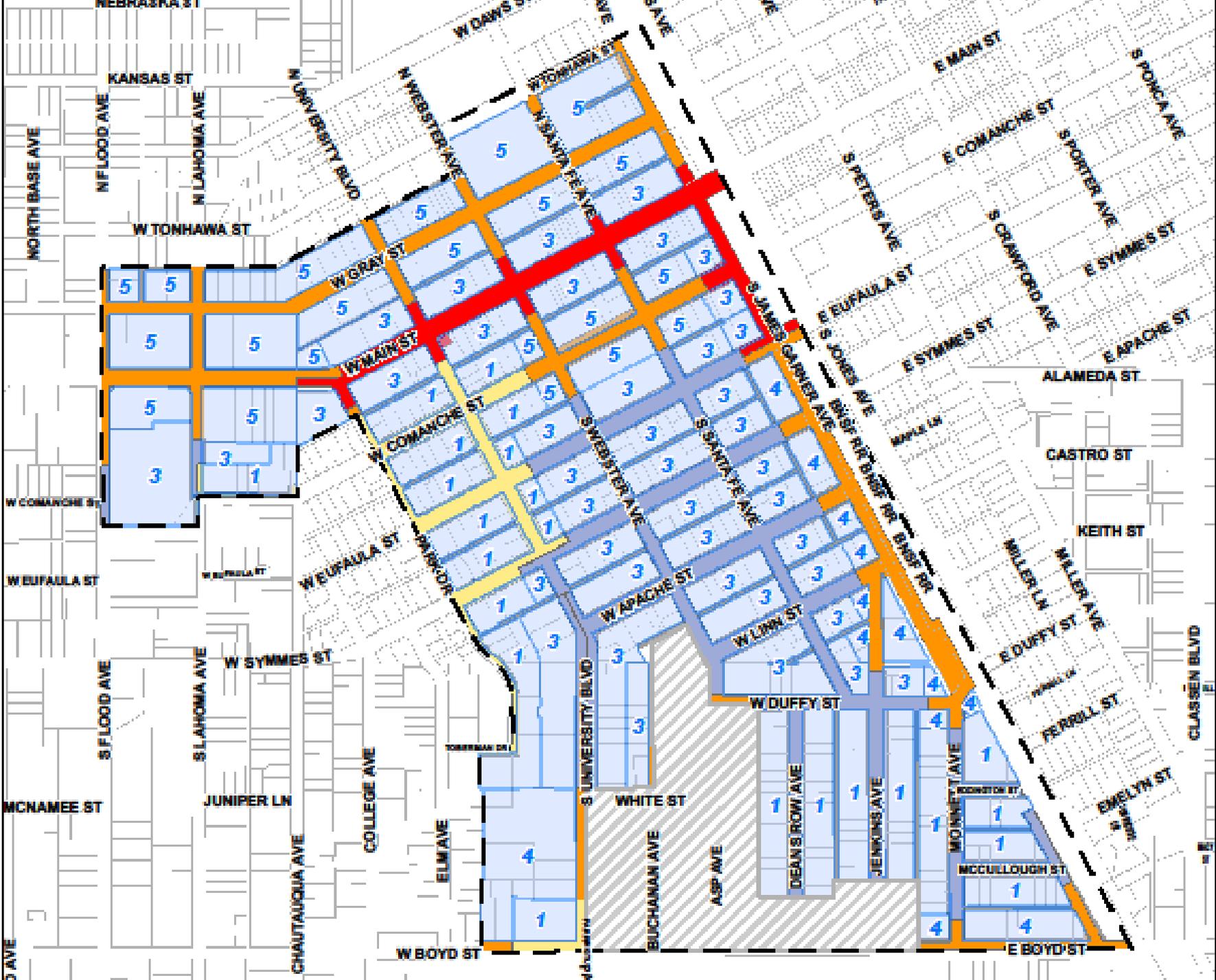


Urban Residential

- Urban General BFS, but only allows residential uses
- Finished floor elevation lowered to 14 inches (was three feet min. in Townhouse/Small Apartment and Neighborhood Middle)
- Allowance for courtyards (was allowed in Neighborhood Middle but not Townhouse/Small Apartment or Urban Residential)



New Unit Minimum Map



New Parking Requirements

Studio Unit	0.5 parking spaces per unit
1 Bedroom Unit	0.5 parking spaces per bedroom
2 Bedroom Unit	0.5 parking spaces per bedroom
3+ Bedroom Unit	1 parking space per bedroom



Other Changes

- Detached frontage – ancillary structure can be as tall as primary structure
- All exterior walls must meet fenestration requirements (as building code allows)
- Clarified non-conforming structures and uses
- Added or amended 37 definitions
- Use section is categorical, with no references to zoning code
- Parking lot design is up to the discretion of developer
- Storage tanks must be screened on at least 2 sides
- Sidewalk removals must have plans for immediate replacement



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