

ORDINANCE NO. O-2324-39

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-514 (R-1, SINGLE FAMILY DWELLING DISTRICT), 36-515 (R-1-A, SINGLE-FAMILY ATTACHED DWELLING DISTRICT), 36-516 (R-2, TWO-FAMILY DWELLING DISTRICT), 36-519 (RM-6, MEDIUM-DENSITY APARTMENT DISTRICT), 36-520 (R-3, MULTIFAMILY DWELLING DISTRICT), AND SECTION 36-521 (RO, RESIDENCE-OFFICE DISTRICT) OF ARTICLE 36-V OF CHAPTER 36 ("ZONING"), TO REMOVE THE BUILDING COVERAGE MAXIMUM; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. That, Section 36-514 (R-1, Single Family Dwelling District) of the Code of the City of Norman shall be amended to read as follows:

(5) *Intensity of use.* There shall be a lot area of not less than 6,000 square feet, except that where a lot has less area than herein required and all the boundary lines of that lot touch lands under other ownership on the effective date of the ordinance from which this article is derived, July 13, 1954 that lot may be used for any of the uses permitted by this section.

~~(6) *Building coverage.* Coverage allowed under this provision shall be no more than 40 percent of the total lot area.~~

~~(7)~~(6) *Impervious area.* The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, including other impervious surfaces, shall not cover more than 50 percent of the required 25-foot front yard, and comply with NCC 36-550(a)(3). Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:

- a) The driveway is needed to access a garage for three or more cars;
- b) The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or
- c) The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.

§ 2. That, Section 36-515 (R-1-A, Single-Family Attached Dwelling District) of the Code of the City of Norman shall be amended to read as follows:

(3) *Accessory buildings.* Except as hereinafter provided in NCC 36-544; unattached, one-story buildings of accessory use shall be set back five feet from any interior side lot line; provided, however, that accessory buildings shall not be required to set back more than three feet from the interior side lot line when all parts of said building are located not more than 50 feet from the rear property line or rear utility easement line. Such structures may not be constructed within any required ten-foot maintenance easement.

(4) *Intensity of use.*

a. *Lot area.* There shall be a lot area of not less than 4,500 square feet per lot.

~~b. *Building coverage.* Main and accessory buildings shall not cover more than 40 percent of the area of the lot.~~

~~e. b. *Impervious area.*~~ The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, including other impervious surfaces, shall not cover more than 50 percent of the required 20-foot front yard and comply with NCC 36-550(a)(3). Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:

1. The driveway is needed to access a garage for three or more cars;
2. The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or
3. The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.

(c) *Height regulations.*

- (1) Except, as provided in NCC 36-546, no building shall exceed 27 feet in height, unless side and rear setback lines are increased one foot for each additional foot of height above 27 feet; however, the maximum height allowed shall be 35 feet.
- (2) Any accessory building exceeding 12 feet in height shall have the required side and rear yard setbacks increased by one foot for each additional foot of height above 12 feet; provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

§ 3. That, Section 36-516 (R-2, Two-Family Dwelling District) of the Code of the City of Norman shall be amended to read as follows:

(5) *Intensity of use.*

- a. There shall be a lot area of not less than 5,000 square feet for a single-family dwelling; 7,000 square feet for a two-family dwelling or a single-family dwelling and a garage apartment on the same lot.
- b. Where a lot has less area than herein required and all boundary lines of that lot touch lands under other ownership on the effective date of the ordinance from which this article is derived (July 13, 1954), that lot may be used only for the uses permitted in R-1, Single-Family Dwelling District.

~~(6) *Building coverage.* Main and accessory buildings shall not cover more than 40 percent of the lot area; accessory buildings shall not cover more than 20 percent of the rear yard.~~

~~(7)-(6) *Impervious area.*~~ The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, and other impervious surfaces, shall not cover more than 50 percent of the front yard. Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:

- c. The driveway is needed to access a garage for three or more cars;

- d. The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or
- e. The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.

§ 4. That, Section 36-519 (RM-6, Medium-Density Apartment District) of the Code of the City of Norman shall be amended to read as follows:

- (3) *Rear yard.* The minimum depth of the rear yard shall be 20 feet. One-story unattached buildings of accessory use shall be set back one foot from the utility easement or alley line.
- (4) *Intensity of residential use.* One-family and two-family dwellings.
 - a. *Minimum lot area.* The minimum area of a lot for single-family use shall be 5,000 square feet, subject to the provisions of NCC 36-544(g), and the minimum area of a lot for two-family use shall be 6,500 square feet.
 - ~~b. *Building coverage.* Main buildings shall not cover more than 40 percent of the lot area; accessory buildings shall not cover more than 20 percent of the rear yard.~~
- (5) *Intensity of residential use.* Apartment houses and quasi-unit quarters.
 - a. *Minimum lot area.* The minimum area of a lot for apartment house use shall be 9,000 square feet.
 - b. *Floor area ratio.* The ratio of floor area to the land area of the site shall not exceed four-tenths (0.4).
 - c. *Open space ratio.* The ratio of open space to floor area shall be at least one and eight-tenths (1.8).
 - d. *Livability space ratio.* The ratio of livability space to floor area shall be at least 95 hundredths (0.95).
 - e. *Recreation space ratio.* The ratio of recreation space to floor area shall be at least 13 hundredths (0.13).

§ 5. That, Section 36-520 (R-3, Multifamily Dwelling District) of the Code of the City of Norman shall be amended to read as follows:

- (5) *Intensity of use.*
 - a. There shall be a lot area of not less than 5,000 square feet for a single-family dwelling, and 7,000 square feet for a two-family dwelling or a single-family dwelling and a garage apartment.
 - b. There shall be a lot area of not less than 9,000 square feet for apartment houses, and 3,000 square feet additional area for each dwelling unit more than three on the lot.
 - c. When a lot of less area than herein required having all boundary lines touching lands under other ownership on the effective date of the ordinance from which this article is derived, July 13, 1954, that lot may be used only for single-family purposes.
- ~~(6) *Building coverage.* Main and accessory buildings shall not cover more than 40 percent of the lot area; accessory buildings shall not cover more than 30 percent of the rear yard.~~
- (7) *Impervious area.* The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, and other impervious surfaces, shall not cover more than 50 percent of the front yard and comply with NCC 36-550(a)(3). Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:
 - a. The driveway is needed to access a garage for three or more cars;
 - b. The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or
 - c. The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.

§ 6. That, Section 36-521 (RO, Residence-Office District) of the Code of the City of Norman shall be amended to read as follows:

(5) *Intensity of residential use; options.*

- a. *Large lots.* In the case of a lot which is either at least 40,000 square feet in area or bounded on all sides by streets, alleys, railroads, public lands, or physical barriers, the provisions of either subsection (d)(6) or (7) of this section shall apply, at the option of the applicant for a building permit.
- b. *Small lots.* In the case of all other lots, the provisions of subsection (d)(6) of this section shall apply.

(6) *Intensity of residential use; general option.*

- a. *Minimum lot area.* The minimum area of a lot for residential use shall be 6,000 square feet, subject to the provisions of NCC 36-544(g).
- b. *Floor area ratio.* The ratio of floor area to lot area shall not exceed six-tenths (0.6).
- c. ~~*Building coverage.* Main and accessory buildings shall not cover more than 40 percent of the lot area;~~ Accessory buildings shall not cover more than 30 percent of the rear yard.

(7) *Intensity of residential use; large lot option.*

- a. The ratio of floor area to the land area of the site shall not exceed eight-tenths (0.8).
- b. The ratio of open space to floor area shall be at least 85 hundredths (0.85).
- c. The ratio of livability space to floor area shall be at least four-tenths (0.4).
- d. The ratio of recreation space to floor area shall be at least 95 thousandths (0.095).
- e. ~~*Building coverage.* Main and accessory buildings shall not cover more than 40 percent of the lot area;~~ Accessory buildings shall not cover more than 30 percent of the rear yard.

(8) *Intensity of mixed-uses.* The residential portion of a mixed building shall be subject to the intensity provisions of residential buildings. The ratio of the floor area of a mixed building to the area of the lot or the land area shall not exceed the following limits:

- a. General option: 0.80.
- b. Large lot option: 1.00.

(9) *Intensity of nonresidential uses.*

- a. *Floor area ratio.* The ratio of the floor area of a nonresidential building to the area of the lot or the land areas shall not exceed the following limits:
 1. General option: 1.00.
 2. Large lot option: 1.25.
- b. ~~*Building coverage.* In the case of the general option, main and accessory buildings shall not cover more than 50 percent of the lot area.~~

(10) *Impervious area.* The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than 65 percent of a lot. Paving for parking as required in NCC 36-548, including other impervious surfaces, shall not cover more than 50 percent of the required ten-foot front yard, and comply with NCC 36-550(a)(3). Total impervious area of the front yard can be increased to 70 percent when one or more of the following circumstances occur:

- a. The driveway is needed to access a garage for three or more cars;
- b. The driveway is part of a circular driveway that includes a landscaped separation from the sidewalk; or
- c. The driveway is located on a cul-de-sac lot with lot frontage of less than 40 feet.

§ 7. 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)