



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/28/2024

REQUESTER: City of Norman

PRESENTER: Jane Hudson, Planning Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-51 UPON SECOND AND FINAL READING: 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, "NON-CONFORMITY" AND TO IMPLEMENT OTHER LANGUAGE CHANGES AS ARE CONSISTENT THEREWITH; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND: On March 26, 2024, City Council adopted the Accessory Dwelling Unit Ordinance, Ordinance No. O-2324-40. Accessory Dwelling Units (ADUs) have been a topic of conversation in Norman in recent years. In 2023, the City had a contract with the Strong Towns organization. One of the main ideas to come from the Community Action Lab was to explore options for an Accessory Dwelling Unit (ADU) ordinance. The community would like more options to incrementally increase density without overbuilding lots or cause undue strain on infrastructure.

Staff went to the Council Business and Community Affairs Committee on December 7, 2023, to present general ideas for the ordinance and to gain Council feedback. It was determined the ordinance should not remove or replace some allowable uses, such as garage apartments or guesthouses. The intent is to allow more flexibility with these uses, such as allowing for a one-story, accessible garage apartment.

At that meeting, parking was discussed several times, the discussion included: new dwelling units require two parking spaces on-site; how to keep additional on-street parking from possibly impacting adjacent property owners; if two parking spaces are required, it could deny a property owner the opportunity to add an ADU because those two additional parking spaces would cause them to go over the allowed coverage of 65%. There was not a final determination made at that meeting so staff continued to move forward with the ADU ordinance, knowing we needed to continue to visit the discussion of parking.

DISCUSSION:

The attached ordinance provides for an exemption to the parking requirement for ADUs where they have a maximum square footage of 650 SF. Any requests for ADUs in excess of 650 SF could require additional BOA approvals on ADU size and/or parking requirements. This will affect the allowed ADU by right in the following districts:

- A-1, General Agricultural District,
- A-2, Rural Agricultural District,
- RE, Residential Estate Dwelling District,
- R-1, Single-Family Dwelling District, and
- R-1-A, Single-Family Attached Dwelling District.

RECOMMENDATION:

Staff forwards this possible amendment to the parking requirements for Accessory Dwelling Units (ADUs) to Chapter 36, Zoning Ordinance, as Ordinance No. O-2324-51 to the Planning Commission for consideration and recommendation to City Council.

PLANNING COMMISSION RESULTS: At their meeting of April 11, 2024, Planning Commission recommended adoption of Ordinance No. O-2324-51 by a vote of 8-0.