

# **Business and Community Affairs Committee**

## **Minimum Lot Size & Development Regulations**

City of Norman  
January 7, 2026



# Background

Staff presented their findings regarding minimum lot sizes at the December 5, 2025, BACA meeting. These findings included precedents, possible scenarios, and potential implications for minimum lot size reduction.

After further discussion with Council, staff conducted additional review of development regulations that have come before Council in the last 20 years, as well as other existing opportunities for creative development.



# Planned Unit Developments

Staff reviewed several recent PUDs with adjusted residential setbacks and lot coverage requirements. These adjustments represent deviations from the existing development regulations that were requested by the market and approved by City Council.

- Front yard setbacks range from 0' to 20', with 14' to 15' being the most common, additional required setbacks for garages (25')
- Side yard setbacks are commonly 5', with some allowances for zero side lot lines (5')
- The most common rear yard setback is 10' (20')
- Overall coverage up to 75% in some cases (65%)



# Opportunities for Creative Development

Existing tools allowing for the creative subdivision:

- The Short Form Plat (SFP) process allows larger lots in the urbanized area to be subdivided to allow for additional residential development, bringing forward infill developments. (Current standards for existing bulk standards.)
- Planned Unit Development/Simple Planned Unit Development (PUDS/SPUDs)



# Initial Legal Considerations

The changes discussed thus far by Council prompt several legal issues for further discussion, particularly regarding the impacts to:

- Board of Adjustment's scope and authority
- Zoning enforceability
- Administrative processing of building permits



# Identifying Priorities

Priorities, such as lot size, setbacks, street frontage, and coverage, will be communicated to Clarion Associates. Having a platform to start from and outlining goals will be helpful moving forward. Clarion will be able to communicate these priorities and draft base standards for review by technical committee. Council will be briefed throughout the process.



# Discussion?







# Examples

3,500 SF Lot with  
20' Wide Driveway

