

Business and Community Affairs Committee

Minimum Lot Size

City of Norman
October 2, 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
 - R-1-A – 4,500; R-1 – 6,000; R-2, RM-2, R-3 – 5,000



Minimum Lot Sizes

- Current regulations
 - R-1-A – 4,500; R-1 – 6,000; R-2, 5,000 or 7,000
 - RM-2, R-3 – 5,000 SF (MF requires discussion)
- Proposed regulation options
 - No minimum lot size
 - Minimum 1,400 SF (Smallest we've seen.)



Must-Haves for All Lots

- Street frontage (needed for addressing)
 - Location for solid waste collection
 - Emergency vehicle access
 - Adequate drive access
- Utility access (water and sewer)



Setbacks

- Current setbacks and coverage for lots
 - 25' Front, 5' Side and 20' Rear
 - 65% maximum coverage
- Update front setback only
 - 20' – Keeps adequate setback for vehicles to clear sidewalk
- Still required to plat if unplatted



Platting

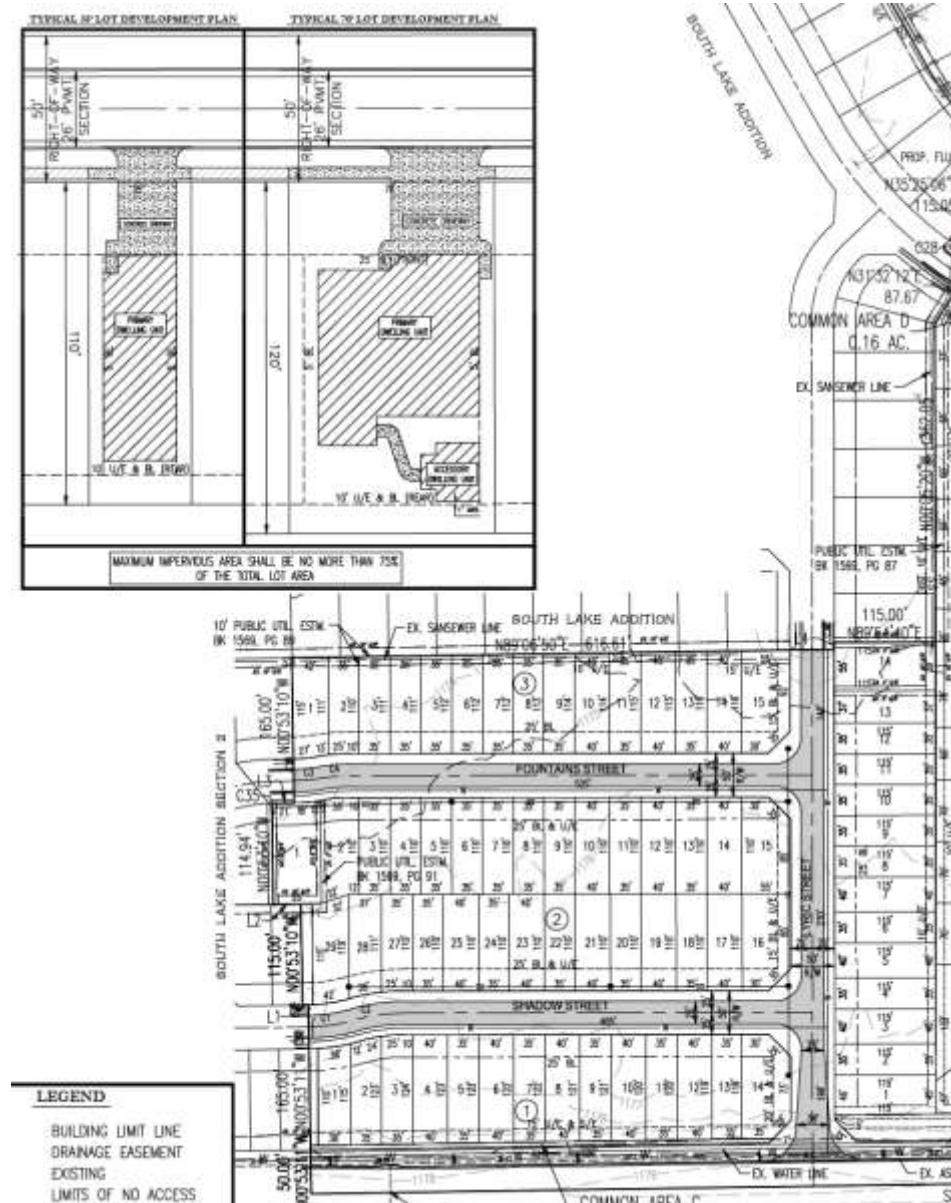
- Current Subdivision Regulations
 - Lot must abut the street for a minimum distance of 50' and 35' (cul-de-sac)
 - Depth of lot, 100'
- Proposed Subdivision Regulations
 - Lot must abut the street for a minimum distance of 35'
 - Depth of lot discussion



PUD

CREEK SEC 1





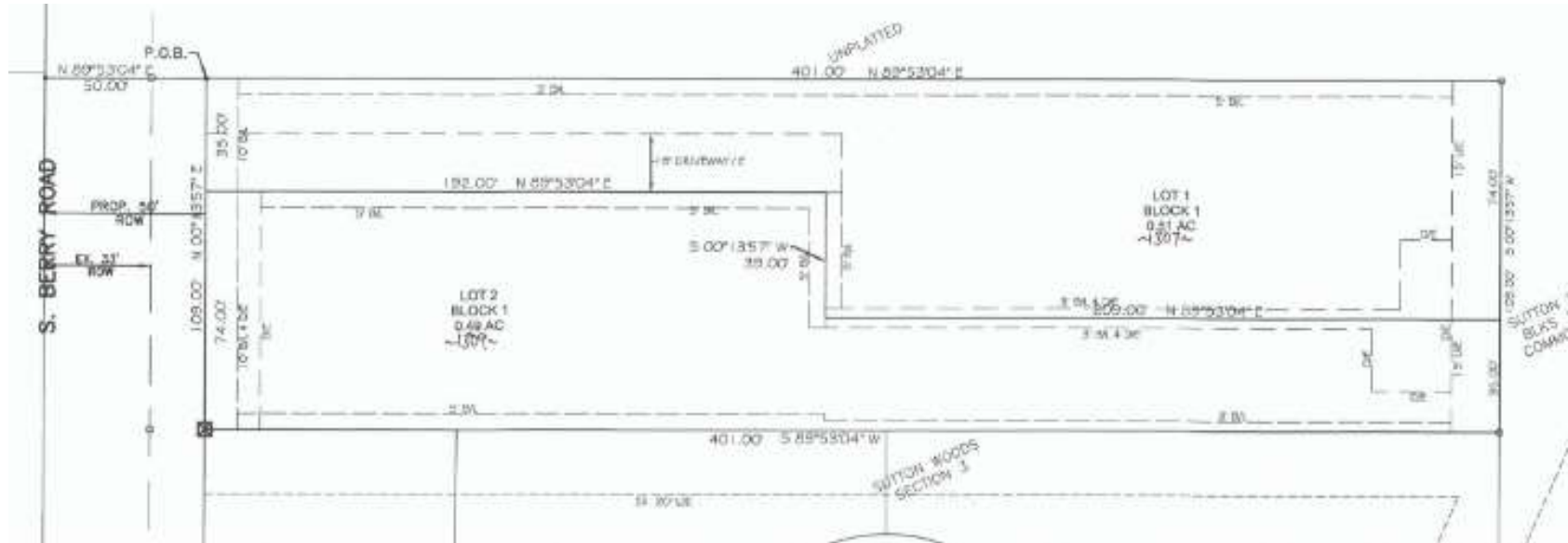
Fountain View North



PUD

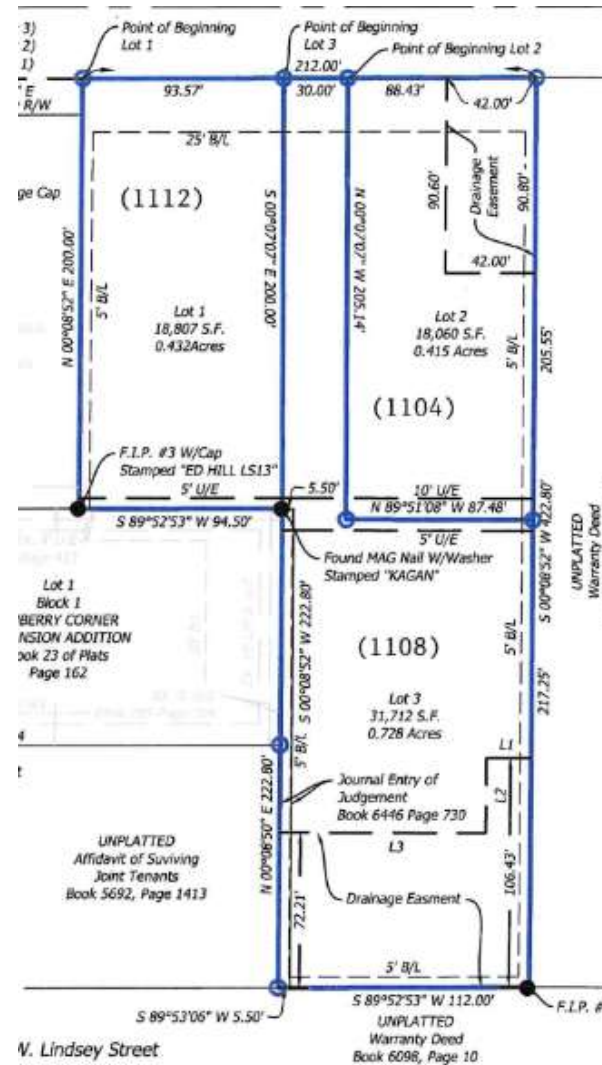


McCoop Abode Addition



SPUD





Takeaways

- Current Zoning and Subdivision Regulations will need amending.



Discussion

