



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/12/2024

REQUESTER: City of Norman

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-40 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 36 ("ZONING"), SECTIONS 36-101 ("DEFINITIONS"), 36-511 ("A-1, GENERAL AGRICULTURAL DISTRICT"), 36-512 ("A-2, RURAL AGRICULTURAL DISTRICT"), 36-513 ("RE, RESIDENTIAL ESTATE DWELLING DISTRICT"), 36-514 ("R-1, SINGLE-FAMILY DWELLING DISTRICT") AND 36-570 ("BOARD OF ADJUSTMENT") IN ORDER TO DEFINE AND CREATE USES FOR ACCESSORY DWELLING UNITS, AND OTHER ZONING ORDINANCE AMENDMENTS FOR THE PURPOSES OF COMPATABILITY THEREWITH; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND:

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 causing 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.

After more discussions, it was determined the ordinance should only apply in the below mentioned zoning districts. Other residential districts not included already allow for higher density housing and do not require an ADU allowance.

DISCUSSION:

The attached ordinance provides for an 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.

In A-1, A-2, and RE, the guesthouse use has been an allowable use. The definition of guesthouse has been expanded to allow for permanent or rental use. Guesthouses have historically been considered accessory uses to single-family dwelling units but not occupied fulltime. The accessory definition has been updated to allow for ADUs. There is no square footage limit for an ADU in these three zoning districts.

In R-1, a new use has been added which states, “one accessory dwelling unit with a total area of no more than six hundred fifty square feet (650 SF) (“ADU”).” The R-1-A district allows for all uses permitted in R-1. The R-2, RM-2 and R-3 districts adopted R-1 uses in this manner, but those have not been included in the ADU allowance or the definition of ADU at this juncture.

The Board of Adjustment Special Exception to permit a mobile home to serve as a temporary second dwelling to relieve a medical hardship language has been updated. This Special Exception will now only be permitted on a parcel which does not already have an ADU. Any lot utilizing the Special Exception may not add an ADU to the same parcel.

Mobile homes are not permitted to be used as an ADU in any district. The utility connection fees for utilities will remain the same as currently is required.

RECOMMENDATION:

Staff forwards this possible amendment for the addition of Accessory Dwelling Units (ADUs) to Chapter 36, Zoning Ordinance, as Ordinance No. O-2324-40 for consideration by City Council.

At their February 8, 2024 meeting, Planning Commission recommended adoption of Ordinance No. O-2324-40 by a vote of 8-0.