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ORDINANCE NO. O-1718-36

ITEM NO. 11

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**STAFF REPORT**

**ITEM:** AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ESTABLISHING REGULATIONS FOR TINY HOUSES IN THE A-1, A-2 AND RE ZONING DISTRICTS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

**BACKGROUND:** The City Council Community Planning and Transportation Committee (CPTC) requested that staff prepare information and then an Ordinance that allows Tiny Houses under certain conditions in the A-1, General Agricultural and the A-2, Rural Agricultural, and RE, Residential Estate Dwelling zoning districts. The CPTC met and discussed this topic at their August 24, September 28, and November 16, 2017 meetings. City Council as a whole discussed the topic at their January 9, 2018 study session and requested that staff move the Ordinance forward to the February 8, 2018 Planning Commission meeting.

**DISCUSSION:** The City Council requested that the Tiny House language include the following elements :

1. Tiny Houses should be on foundations and should be considered the primary structure on a lot.
2. Tiny Houses should be allowed through a Special Use Permit in the A-1, A-2 and RE zoning districts.
3. Tiny houses should be allowed as temporary housing after a natural disaster occurrence.
4. The regulations that allow tiny houses should include building code language because the current building codes do not have regulations regarding this type of structure.

These elements have been included in the attached Ordinance.

**STAFF RECOMMENDATION:** Staff recommends approval of O-1718-36 based on staff research and the review and comments provided by City Council in the A-1, A-2 and RE zoning districts.