



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: O-1718-47

File ID: O-1718-47

Type: Zoning Ordinance

Status: Non-Consent Items

Version: 1

Reference: Item 38

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 04/17/2018

File Name: Code Amendment: Sprinkling Duplexes

Final Action:

Title: CONSIDERATION OF ORDINANCE O-1718-47 UPON SECOND AND FINAL READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 420, PUD, PLANNED UNIT DEVELOPMENT DISTRICT; 420.05, SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; 421.5, R-2, TWO-FAMILY DWELLING DISTRICT; 422.1, RM-2, LOW DENSITY APARTMENT DISTRICT; 422.3, RM-6, MEDIUM DENSITY APARTMENT DISTRICT; 422.5, R-3, MULTI-FAMILY DWELLING DISTRICT; 422.7, RO, RESIDENCE-OFFICE DISTRICT; 429, MUD, MIXED USE DEVELOPMENT DISTRICT; AND 429.7, CCFBC, CENTER CITY FORM BASED CODE, OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN TO REQUIRE SPRINKLING OF DUPLEX UNITS WITHIN THE CENTRAL CORE AREA OF NORMAN HAVING FOUR OR MORE BEDROOMS PER UNIT, AND AMENDING SECTION 450, DEFINITIONS, TO ADD THE DEFINITION OF BEDROOM; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Notes: ACTION NEEDED: Motion to adopt or reject Ordinance O-1718-47 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance O-1718-47 upon Final Reading as a whole.

ACTION TAKEN: _____

Agenda Date: 06/26/2018

Agenda Number: 38

Attachments: Text File, O-1718-47 (Clean), O-1718-47 (annotated), Staff Report, Exhibit A - Core Area Map, 5-10-18 PC Minutes - Item 8

Project Manager: Susan Connors, Planning Director

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Planning Commission	05/10/2018	Recommended for Adoption at a subsequent City Council Meeting	City Council	06/12/2018	Pass
1	City Council	06/12/2018	Introduced and adopted on First Reading by title only			Pass

Text of Legislative File O-1718-47

Body

BACKGROUND: The Community Planning and Transportation Committee requested that staff provide information on requiring two-family homes (duplexes) with more than three bedrooms per unit to be sprinkled. Generally, a two family duplex does not require fire protection through a sprinkler system under the International Residential Code (IRC). However fire protection through a sprinkler system is generally required for apartments, boarding or lodging houses, hotels, motels, and townhouses (defined as more than two attached dwelling units with grade level access at each dwelling unit).

With the emphasis of increased density in the Center City Zoning District and an interest in development in the Central Core Area of duplexes that appear to be designed to house more than a single family unit on each side, (four or more bedrooms with a bathroom for each bedroom) it does seem prudent to ensure an additional level of fire protection in these types of structures, similar to that required for apartments, boarding houses, or lodging houses.

DISCUSSION: Staff is recommending that the fire protection through a sprinkler system requirement be contained to the Central Core Area of Norman as defined in the map exhibit in Sec. 431.7 of the Zoning Ordinance (**Exhibit A**). The area is defined by Robinson Street on the north, 12th Avenue East on the east, Imhoff Road on the south and Berry Road on the west. Within this area any two-family (duplex) structure with four or more bedrooms per unit would be required to be sprinkled per the requirement in Section P2904 of the International Residential Code (IRC) or NFPA 13D or as these documents are amended.

With the recent adoption of the 2015 International Residential Code (IRC) any structure with more than two units or with more than two units connected must be sprinkled. If a structure falls under the International Building Code (IBC), then it must also be sprinkled.

The language to require two-family structures (duplexes) to be sprinkled will be added to the Zoning Ordinance in each section where duplexes are a permitted use or allowed by Special Use Permit and would specify this requirement is only applicable to the Central Core Area as defined in the map exhibit in Sec. 431.7. The zoning districts which allow two-family dwellings (duplexes) include R-2, RM-2, RM-6, R-3, RO, MUD, PUD, SPUD and the Center City Form Based Code.

STAFF RECOMMENDATION: Staff recommends approval of O-1718-47 which requires two-family (duplexes) with four or more bedrooms within the Central Core Area to be sprinkled per the requirement in Section P2904 or the International Residential Code (IRC) or NFPA 13D or as these documents are amended.