

SUBMITTED TO PLANNING COMMISSION

ORDINANCE NO. O-1718-36

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.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

§ 1. That Section 420.1 of Chapter 22 of the Code of the City of Norman shall be amended to read as follows:

**SEC. 420.1 – A-1, GENERAL AGRICULTURAL DISTRICT**

3. Special Use.

- (a) Municipal Use, public building and public utility.
- (b) Tiny Houses as regulated in Section 434.2(b) of Chapter 22.

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§ 2. That Section 420.2 of Chapter 22 of the Code of the City of Norman shall be amended to read as follows:

**SEC. 420.2 – A-2, RURAL AGRICULTURAL DISTRICT**

3. Special Use.

- (p) Tiny Houses as regulated in Section 434.2(b) of Chapter 22.

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§ 3. That Section 420.3 of Chapter 22 of the Code of the City of Norman shall be amended to read as follows:

**Sec. 420.3 – RE, RESIDENTIAL ESTATE DWELLING DISTRICT**

3. Special Use.

- (h) Tiny Houses as regulated in Section 434.2(b) of Chapter 22.

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§ 4. That Section 434.2 of Chapter 22 shall be added to read as follows:

**SEC. 434.2 – REGULATIONS FOR SPECIAL USES**

(a) Tiny House Regulations

1. General Description. The purpose of this section is to provide regulations to allow tiny houses in the rural areas of Norman.

2. Definition. A tiny house is defined as a dwelling unit that is 400 square feet or less in floor area excluding lofts.

3. CONDITIONS OF USE

(a) One tiny house is allowed per lot.

(b) All tiny houses must have adequate water and wastewater disposal systems and be connected to electricity prior to habitation.

(c) Inspections for all units shall be made on site by City of Norman building inspectors and must meet all appropriate City Code requirements. Tiny houses must be placed on site with all plumbing, electrical and mechanical components exposed for inspection and be anchored to a permanent foundation as approved by the building official.

4. BUILDING CODE REQUIREMENTS (Code Sections referenced in this section are from the International Residential Code)

DEFINITIONS

Egress Roof Access Window - A skylight or roof window designed and installed to satisfy the emergency escape and rescue requirements in Section R310.2.

Landing Platform - A landing provided as the top step of a stairway accessing a loft.

Loft - A floor level located more than 30 inches (762 mm) above the main floor and open to it on at least one side with a ceiling height of less than 6 feet 8 inches (2032 mm), used as a living or sleeping space.

CEILING HEIGHT

Minimum ceiling height - Habitable space and hallways in tiny houses shall have a ceiling height of not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms, and kitchens shall have a ceiling height of not less than 6 feet 4 inches (1930 mm). Obstructions shall not extend below these minimum ceiling heights including beams, girders, ducts, lighting and other obstructions.

**Exception:** Ceiling heights in lofts are permitted to be less than 6 feet 8 inches (2032 mm).

LOFTS

Minimum loft area and dimension - Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AV104.1.1 through AV104.1.3.

Minimum area - . Lofts shall have a floor area of not less than 35 square feet (3.25 m).

Minimum dimensions - Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

Height effect on loft area - Portions of a loft with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

**Exception:** Under gable roofs with a minimum slope of 6:12, portions of a loft with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

Loft access. The access to and primary egress from lofts shall be any type described in Sections AV104.2.1 through AV104.2.4.

**Stairways.** Stairways accessing lofts shall comply with Sections AV104.2.1.1 through AV104.2.1.5.

**Width.** Stairways accessing a loft shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The minimum width below the handrail shall be not less than 20 inches (508 mm).

**Headroom.** The headroom in stairways accessing a loft shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

**Treads and risers.** Risers for stairs accessing a loft shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus  $\frac{4}{3}$  of the riser height, or

2. The riser height shall be 15 inches (381 mm) minus  $\frac{3}{4}$  of the tread depth.

**Landing platforms.** The top tread and riser of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches (1880 mm) where the stairway meets the loft. The landing platform shall be 18 inches to 22 inches (457 to 559 mm) in depth measured from the nosing of the landing platform to the edge of the loft, and 16 to 18 inches (406 to 457 mm) in height measured from the landing platform to the loft floor.

**Handrails.** Handrails shall comply with Section R311.7.8.

**Stairway guards.** Guards at open sides of stairways shall comply with Section R312.1.

Ladders - Ladders accessing lofts shall comply with Sections AV104.2.1 and AV104.2.2.

**Size and capacity.** Ladders accessing lofts shall have a rung width of not less than 12 inches (305mm) and 10 inches (254 mm) to 14 inches (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200 pound (75 kg) load on any rung. Rung spacing shall be uniform within 3/8-inch (9.5 mm).

**Incline.** Ladders shall be installed at 70 to 80 degrees from horizontal.

Alternating tread devices - Alternating tread devices accessing lofts shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

Ships ladders - Ships ladders accessing lofts shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below handrails shall be not less than 20 inches (508 mm).

Loft Guards - Loft guards shall be located along the open side of lofts. Loft guards shall not be less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less.

#### **EMERGENCY ESCAPE AND RESCUE OPENINGS**

General - Tiny houses shall meet the requirements of Section R310 for emergency escape and rescue openings.

**Exception:** Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the loft floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.

#### **5. Allowance for Tiny Houses As Temporary Dwelling Units**

(a) Tiny houses on wheels may be used as a temporary dwelling unit in the A-1, A-2 and RE zoning districts if needed to house the owners of property affected by wildfires, flooding or other natural disasters with the following conditions:

1. The affected property owner must apply for and receive a building permit within a year from the date of destruction of their permanent residence in order to continue to be able to reside within the temporary dwelling; however this time limit may be amended upon showing good cause for such an extension.

2. Tiny home must have adequate water and wastewater disposal systems and be connected to electricity prior to habitation.

3. These temporary dwelling units may not be located within ten feet of property lines, within sight triangles or over utility easements.

4. Property owners shall remove the temporary dwelling or make the necessary changes for the property to be in conformance with the regulations of zoning district in which the property is located within a time limit established by the City Manager (or his designee) or prior to the issuance of a Certificate of Occupancy for the new permanent structure on the subject property; however, these time limits may be amended upon showing good cause for such an extension.

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§ 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance, except that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this \_\_\_\_\_ day  
of \_\_\_\_\_, 2018.

NOT ADOPTED this \_\_\_\_\_ day  
of \_\_\_\_\_, 2018.

\_\_\_\_\_  
(Mayor)

\_\_\_\_\_  
(Mayor)

ATTEST:

\_\_\_\_\_  
(City Clerk)