
ORDINANCE NO. O-1617-42

ITEM NO. 8

STAFF REPORT

ITEM: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 22 OF THE CITY CODE TO AMEND SECTION 431.8 – LANDSCAPING REQUIREMENTS FOR OFF-STREET PARKING FACILITIES AND AMEND SECTION 431.9 – FENCING, WALLS AND SCREENING; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND: In early 2016 the Community Planning and Transportation Committee began discussion on possible regulatory measures for minimizing development impacts in the Core Area of Norman. The discussion continued intermittently thru 2016 ending in early 2017 with the decision to move forward with an overlay district for the Old Silk Stocking Neighborhood and the area south of Miller Historic District, currently zoned R-3, Multi-Family Dwelling District as well as two amendments to the Zoning Ordinance for housekeeping measures – to clarify site development requirements for residential projects.

DISCUSSION: In addition to the Overlay District, staff is recommending some minor changes to the Zoning Ordinance to clarify confusion that exists in the current language. Changes are proposed to the landscaping for off-street parking and fencing standards sections of the Zoning Ordinance. These specific regulations best promote the health, safety and general welfare for the community.

These changes, as shown below, will specifically require landscaping and fencing for parking areas containing six (6) or more spaces or an impervious area of 900 square feet on lots containing or zoned for single-family and two-family structures and parking areas. In addition, clarification of parking areas that are required to be landscaped – ALL parking areas containing six (6) or more spaces or a parking area with 900 square feet of impervious parking pad.

Section 431.8 – Landscaping Requirements For Off-Street Parking Facilities

2. Landscaping Requirements: For all Off-Street Parking Areas In Any Zoning District Having At Least Six (6) Parking Spaces and/or Other Vehicular Use Areas of at least 900 square feet of impervious area to be used as parking, the owners shall provide peripheral landscaping and street landscaping as indicated below.

Section 431.9 - Fencing, Walls, and Screening

(e) For parking areas containing six (6) or more parking spaces and/or other vehicular use areas of at least 900 square feet of impervious area to be used as parking, the owners shall screen from any abutting lot zoned or used for single-family purposes by a solid opaque fence at least six (6) feet in height.

STAFF RECOMMENDATION: Staff recommends approval of Ordinance No. O-1617-42, an amendment to Chapter 22 of the City Code (Zoning Ordinance) making way for development of properties to be consistent.