

ORDINANCE O-1718-36

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN, OKLAHOMA, TO ESTABLISH 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

(b) 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.

(d) Tiny houses shall be constructed in accordance with the Tiny House regulations in Appendix Q of Section 5-208 of the City Code.

4. 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 homes must have adequate water and wastewater disposal systems and be connected to electricity prior to habitation.

3. Tiny homes as 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 the 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

NOT ADOPTED this _____ day

of _____, 2018.

of _____, 2018.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)