

ORDINANCE NO. O-1617-41

ITEM NO. 7

STAFF REPORT

ITEM: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 22 OF THE CITY CODE TO ADD SECTION 429.8 – CENTRAL NORMAN ZONING OVERLAY DISTRICT, CNZOD; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND: In early 2016 the Community Planning and Transportation Committee began discussion on possible regulatory measures for minimizing higher-density residential development impacts in the Core Area of Norman. The discussion continued intermittently through 2016 ending in early 2017 with staff reporting back to present information on various ways to amend the Zoning Ordinance to discourage off-campus student housing that operates more as a student dormitory rather than housing for three or fewer unrelated people. The Council Committee directed staff to move forward with an overlay district for the residentially-zoned properties in the Old Silk Stocking Neighborhood and the area south of Miller Historic District, currently zoned R-3, Multi-Family Dwelling District.

DISCUSSION: The boundary of the CNZOD is attached as Exhibit 1. The Central Norman Zoning Overlay District, CNZOD, will be incorporated into the Zoning Ordinance as Section 429.8. This new overlay district proposes requirements for Special Use of developments containing four (4) or more bedrooms and requirements for providing adequate parking – 1 parking space per bedroom, for new construction.

The Central Norman Zoning Overlay District Ordinance (CNZOD) as attached. The CNZOD includes Purpose and Intent statements, definition of the boundary, and applicability of the CNZOD, as well as development standards within the District. The development standards include regulations for intensity of use, parking on-site, landscape buffering and screening.

In addition to the Overlay District, staff is recommending some other minor changes to other sections of the Zoning Code to clarify confusion that exists in the existing language regarding landscaping and fencing for off-street parking areas; these changes are seen in the associated proposal, Item 8.

STAFF RECOMMENDATION: Staff recommends approval of O-1617-41 to provide specific regulations that best promote the health, safety and general welfare for the residential community while taking measures to control density and require developments to provide adequate parking for their development.