

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.

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

§ 1. That Chapter 22 of the Code of the City of Norman shall be amended to add Section 429.8, to read as follows:

**Sec. 429.8 – CNZOD, CENTRAL NORMAN ZONING OVERLAY DISTRICT**

1. Purpose. The purpose of the Central Norman Zoning Overlay District (CNZOD) is to provide regulations to protect the unique and distinctive residential neighborhoods which contribute to the overall character and identity of Central Norman.
2. Intent. The purpose of this residential overlay district is as follows:
  - a. Protect and strengthen desirable and unique physical features, maintain integrity of the neighborhood, design characteristics, and recognize identity and charm;
  - b. Promote and provide for appropriate revitalization of the neighborhood;
  - c. Reduce conflict and prevent blighting caused by incompatible and insensitive development, and promote new compatible development;
  - d. Stabilize property values;
  - e. Provide residents and property owners with a planning tool for future development;
  - f. Promote and retain affordable housing stock;
  - g. Encourage housing that promotes aging in place;
  - h. Ensure harmonious, orderly and efficient growth and redevelopment of the city.
3. General Provisions. The application processing, procedures, submittal requirements, recording requirements and regulations of Chapters 19 and 22 of the City of Norman Code shall apply to all properties designated as lying within the Central Norman Zoning Overlay District.
4. Boundary. The general area of the Central Norman Zoning Overlay District is located north of Boyd Street, south of Robinson Street and situated between the railroad tracks and Porter Avenue; more particularly the CNZOD includes the residentially zoned lots in the Old Silk Stocking Neighborhood and the R-3 zoned lots included in the Miller Historic District and the R-3 lots to the south and west of the Miller Historic District; as shown on the attached map, Central Norman Zoning Overlay District Boundary. (Exhibit 1)

5. Applicability. The standards of this section shall apply to the following changes on properties defined in 4 above:
  - a. Any new construction or addition/alteration of a structure on a lot, including any interior remodel which increases the bedroom count to four (4) or more.
  - b. Any demolition and reconstruction on a lot.
  
6. Relationship to Underlying Zoning District. The provisions of the Central Norman Zoning Overlay District are in addition to the requirements of the underlying zoning district for a subject property and supersede the zoning district requirements. If there are any disputes about which provision is the most restrictive, this determination will be made by the Director of Planning or a designee.
  
7. Uses Permitted. Uses permitted and as regulated by the underlying zoning district.
  
8. Special Use.
  - a. All residential units having four (4) or more bedrooms per unit require approval from City Council of a Special Use Permit pursuant to special use permit procedures contained within Section 434.1 of this Chapter. This applies to interior renovation and/or addition/alteration permits to add bedrooms to an existing structure or new construction - having four (4) or more bedrooms.
  
  - b. Bedroom Defined: Bedroom means an enclosed space within a dwelling unit that is not a garage, foyer, kitchen, bathroom, dining area or living room, that has at least seventy square feet of floor area. Dens, studies or other rooms which are capable of being used for sleeping quarters that contain a closet, or to which a closet could be added, shall also be considered a bedroom.
  
9. Site Development for New Construction Only.
  - a. Parking.
    - (i) There shall be one (1) parking space per bedroom provided on-site for each unit with four (4) or more bedrooms. Standard parking space shall be 8 ½ x 19 or 9 x 18.
    - (ii) Tandem parking is allowed on-site; tandem parking will allow for no more than two (2) parking spaces in depth.
  
  - b. Landscaping & Screening Requirements.
    - (i) Landscaping Requirements: All off-street parking areas used for residential purposes in any zoning district within the CNZOD, having at least four (4) uncovered parking spaces and/or other vehicular use areas containing at least 600 square feet of open impervious area to be used as parking, the owners shall provide

peripheral and street landscaping as required in Section 438.1 of the Zoning Ordinance.

- (ii) Screening Requirements: All off-street parking areas used for residential purposes in any zoning district within the CNZOD, having at least four (4) uncovered parking spaces and/or other vehicular use areas containing at least six-hundred (600) square feet of open 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.

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§ 2. 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 \_\_\_\_\_, 2017.

NOT ADOPTED this \_\_\_\_\_ day  
of \_\_\_\_\_, 2017.

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

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

ATTEST:

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