

Ordinance No. O-1718-47

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 420, PUD, PLANNED UNIT DEVELOPMENT DISTRICT; 420.05, SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; 421.5, R-2, TWO-FAMILY DWELLING DISTRICT; 422.1, RM-2, LOW DENSITY APARTMENT DISTRICT; 422.3, RM-6, MEDIUM DENSITY APARTMENT DISTRICT; 422.5, R-3, MULTI-FAMILY DWELLING DISTRICT; 422.7, RO, RESIDENCE-OFFICE DISTRICT; 429, MUD, MIXED USE DEVELOPMENT DISTRICT; AND 429.7, CCFBC, CENTER CITY FORM BASED CODE, OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN TO REQUIRE SPRINKLING OF DUPLEX UNITS WITHIN THE CENTRAL CORE AREA OF NORMAN HAVING FOUR OR MORE BEDROOMS PER UNIT, AND AMENDING SECTION 450, DEFINITIONS, TO ADD THE DEFINITION OF BEDROOM; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. That Section 420 of Chapter 22 of the Code of the City of Norman shall be amended to read as follows:

SEC. 420 - PLANNED UNIT DEVELOPMENTS

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3. Standards of Development.

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- (f) Property Owners' Associations. The developer shall create such legal entities as appropriate to undertake and be responsible for the ownership, operation, construction and maintenance of private roads, parking areas, common usable open space, community facilities, recreation areas, buildings, lighting, security measures, and similar common elements in a Planned Unit Development. All legal instruments setting forth a plan or manner of permanent care and maintenance of such open space, recreational areas, and communally owned facilities shall be approved by the City Attorney as to legal form and affect, and by City Council as to the suitability of the proposed use of the open areas.
- (g) Within the Central Core Area of Norman (see map exhibit to Sec. 431.7), any two-family (duplex) structure with four or more bedrooms per unit is required to be sprinkled per the requirement in Section P2904 of the International Residential Code (IRC) or NFPA 13D, or as these documents are amended.

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§ 2. That Section 420.05 of Chapter 22 of the Code of the City of Norman shall be amended to read as follows:

SEC. 420.05 - SIMPLE PLANNED UNIT DEVELOPMENTS

* * *

6. Standards of Development.

(a) The Site Development Plan shall include the following: north arrow, all property lines, all adjacent street and alley rights-of-way, show the centerline of each and any street names, the location of driveway approaches both on-site and across the street.

(1) Identify the uses to be allowed in the district

* * *

(11) A detail of the parking area must be shown on the Site Development Plan.

(b) Within the Central Core Area of Norman (see map exhibit to Sec. 431.7), any two-family (duplex) structure with four or more bedrooms per unit is required to be sprinkled per the requirement in Section P2904 of the International Residential Code (IRC) or NFPA 13D, or as these documents are amended.

* * *

§ 3. That Section 421.5 of Chapter 22 of the Code of the City of Norman shall be amended to read as follows:

SEC. 421.5 - R-2, TWO FAMILY DWELLING DISTRICT

1. Uses permitted. Property and buildings in an R-2, Two-Family Dwelling District, shall be used only for the following purposes:

- (a) Any uses permitted in R-1, Single Family Dwelling District.
- (b) One Single Family dwelling. (O-0708-36)
- (c) One Two-family dwelling (duplex). (O-0708-36)
- (d) One Single Family dwelling and a garage apartment. (O-0708-36)
- (e) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

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3. Area regulations:

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- (h) Limit on Buildings: No more than one main building shall be constructed on each lot containing five thousand (5,000) square feet of land used for single family purposes and seven thousand (7,000) square feet for two family purposes, or a single family dwelling and a garage apartment. (O-0708-36)
- (i) Within the Central Core Area of Norman (see map exhibit to Sec. 431.7), any two-family (duplex) structure with four or more bedrooms per unit is required to be

sprinkled per the requirement in Section P2904 of the International Residential Code (IRC) or NFPA 13D, or as these documents are amended.

* * *

§ 4. That Section 422.1 of Chapter 22 of the Code of the City of Norman shall be amended to read as follows:

SEC. 422.1 - RM-2, LOW DENSITY APARTMENT DISTRICT

1. Purposes. The RM-2 District is designed to provide areas for low-density multifamily housing which will be compatible, in terms of limitations of bulk and the providing of open space, with adjoining single family and two-family development.

2. Uses permitted. Property and buildings in the RM-2 District shall be used only for the following purposes:

- (a) Any uses permitted in the R-1 District.
- (b) Attached single family dwellings or detached zero lot line single family dwellings, provided that such uses comply with the area regulations in Section 421.3.4 of this Code.
- (c) Two-family dwelling (duplex), or a single family dwelling with a garage apartment. (O-0708-36)
- (d) Apartment buildings, containing four or fewer units.
- (e) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

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4. Area regulations. Property and buildings in the RM-2 District shall be subject to the following area regulations:

* * *

- (e) Intensity of use:
 - (1) The minimum area of a lot for residential use shall be five thousand (5,000) square feet, subject to the provisions of Article XII, Section 431.1, Paragraph (g) of this Code.
 - (2) There shall be not less than thirty-two hundred and fifty (3,250) square feet of lot area per family on any lot.
 - (3) The ratio of floor area to lot area shall not exceed 0.40. (O-0708-36)
 - (4) Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than sixty-five (65) percent of a lot. Paving for parking as required in Section 431.5, including other impervious surfaces, shall not cover more than fifty percent (50%) of the required twenty-five (25) foot front yard, and comply with 431.7(1)(c). Total impervious area of the front yard can be increased to seventy percent (70%) when one or more of the following circumstances occur: (a) the driveway is needed to access a garage for three or more cars, (b) the driveway is part of a circular driveway that includes a landscaped separation from the sidewalk, or (c) the driveway is located on a cul-de-sac lot with lot frontage of less than forty (40) feet. (O-0708-36)

- (f) Within the Central Core Area of Norman (see map exhibit to Sec. 431.7), any two-family (duplex) structure with four or more bedrooms per unit is required to be sprinkled per the requirement in Section P2904 of the International Residential Code (IRC) or NFPA 13D, or as these documents are amended.

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- § 5. That Section 422.3 of Chapter 22 of the Code of the City of Norman shall be amended to read as follows:

SEC. 422.3 - RM-6, MEDIUM DENSITY APARTMENT DISTRICT

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4. Area regulations. Property and buildings in the RM-6 District shall be subject to the following area regulations:

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- (g) Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than sixty-five (65) percent of a lot. (O-0708-36)
- (h) Within the Central Core Area of Norman (see map exhibit to Sec. 431.7), any two-family (duplex) structure with four or more bedrooms per unit is required to be sprinkled per the requirement in Section P2904 of the International Residential Code (IRC) or NFPA 13D, or as these documents are amended.

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- § 6. That Section 422.5 of Chapter 22 of the Code of the City of Norman shall be amended to read as follows:

SEC. 422.5 - R-3, MULTI-FAMILY DWELLING DISTRICT

1. Uses permitted. Property and buildings in R-3, Multi-Family Dwelling District, shall be used only for the following purposes:

- (a) Any use permitted in R-1.
- (b) Two-family dwelling (duplex), or a single family dwelling and a garage apartment.
- (c) Apartment house.
- (d) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

* * *

3. Area regulations.

* * *

- (g) Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than sixty-five (65) percent of a lot. Paving for parking as required in Section 431.5, and other impervious surfaces, shall not cover more than fifty percent (50%) of the front yard and comply with 431.7(1)(c). Total

impervious area of the front yard can be increased to seventy percent (70%) when one or more of the following circumstances occur: (a) the driveway is needed to access a garage for three or more cars, (b) the driveway is part of a circular driveway that includes a landscaped separation from the sidewalk, or (c) the driveway is located on a cul-de-sac lot with lot frontage of less than forty (40) feet. (O-0708-36)

(h) Within the Central Core Area of Norman (see map exhibit to Sec. 431.7), any two-family (duplex) structure with four or more bedrooms per unit is required to be sprinkled per the requirement in Section P2904 of the International Residential Code (IRC) or NFPA 13D, or as these documents are amended.

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§ 7. That Section 422.7 of Chapter 22 of the Code of the City of Norman shall be amended to read as follows:

SEC. 422.7 - RO, RESIDENCE-OFFICE DISTRICT

4. Area regulations. Property and buildings in the RO District shall be subject to the following area regulations:

* * *

(j) Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than sixty-five (65) percent of a lot. Paving for parking as required in Section 431.5, including other impervious surfaces, shall not cover more than fifty percent (50%) of the required ten (10) foot front yard, and comply with 431.7(1)(c). Total impervious area of the front yard can be increased to seventy percent (70%) when one or more of the following circumstances occur: (a) the driveway is needed to access a garage for three or more cars, (b) the driveway is part of a circular driveway that includes a landscaped separation from the sidewalk, or (c) the driveway is located on a cul-de-sac lot with lot frontage of less than forty (40) feet. (O-0708-36)

(k) Within the Central Core Area of Norman (see map exhibit to Sec. 431.7), any two-family (duplex) structure with four or more bedrooms per unit is required to be sprinkled per the requirement in Section P2904 of the International Residential Code (IRC) or NFPA 13D, or as these documents are amended.

* * *

§ 8. That Section 429 of Chapter 22 of the Code of the City of Norman shall be amended to read as follows:

SEC. 429 – MUD, MIXED USE DEVELOPMENT DISTRICT

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7. Design Standards. All development within this district shall comply with the following design standards:

* * *

(c) Residential Building Design Standards.

(1) Dwellings must have a primary entrance in the front façade.

- (2) Residential buildings without non-residential uses must be located no less than five feet (5') and no more than ten feet (10') from the front property line. Building step-backs are permitted above the second floor of any building.
- (3) Residential uses other than multi-family apartments must have the first floor elevated a minimum of two feet (2') above grade.
- (4) Architectural extensions such as porches, balconies, bay windows, and awnings may extend into any required setback, but not more than half the distance of the setback. Uncovered stairs may extend to the front property line.
- (5) The front yard may contain fencing and retaining walls not more than four feet (4') in height above the sidewalk.
- (6) Within the Central Core Area of Norman (see map exhibit to Sec. 431.7), any two-family (duplex) structure with four or more bedrooms per unit is required to be sprinkled per the requirement in Section P2904 of the International Residential Code (IRC) or NFPA 13D, or as these documents are amended.

* * *

§ 9. That Section 429.7 of Chapter 22 of the Code of the City of Norman shall be amended to read as follows:

SEC. 429.7 – CCFBC, Center City Form-Based Code

(Contained in a separate document: “Center City Form-Based Code” dated April 2017, and as later amended, consisting of a cover page, Pages iii-vi, Pages 1-70 and Center City Planned Unit Development – Appendix B, Pages 1-7)

* * *

The Center City Form-Based Code, as expressly adopted by reference herein, shall be hereby amended as follows:

In “Part I, General Provisions”, Section 104 (“Other Applicable Regulations”), on Page 2, to add the following sub-section “C.”:

C. Within the Center City Form-Based Code Area of Norman exhibited in Norman Code 22-429.7, and as that area is contained within the Central Core Area of Norman (see map exhibit to Norman Code 22-431.7) any two-family (duplex) structure with four or more bedrooms per unit is required to be sprinkled per the requirement in Section P2904 of the International Residential Code (IRC) or NFPA 13D, or as these documents are amended.

In Appendix B, Section 3 (“Standards of Development”), to add the following sub-section “(h)”:

(h) Central Core Area of Norman sprinkling requirements. Within the Center City Form-Based Code Area of Norman exhibited in Norman Code 22-429.7, and as that area is contained within the Central Core Area of Norman (see map exhibit to Norman Code 22-431.7) any two-family (duplex) structure with four or more bedrooms per unit is required to be sprinkled per the requirement in Section P2904 of the International Residential Code (IRC) or NFPA 13D, or as these documents are amended.

§ 10. That Section 450 of Chapter 22 of the Code of the City of Norman shall be amended to read as follows:

SEC. 450 - DEFINITIONS

(9.2) BED AND BREAKFAST ESTABLISHMENT, TYPE II. A residential use, often referred to as a Bed and Breakfast Inn, containing no more than eight (8) guest rooms (none with individual cooking facilities) in which the owner operator (the Conditional Use Permit Holder) provides lodging which includes meal service to transient guests for compensation.

(9.3) BEDROOM. 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.

* * *

§ 11. 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)