

Ordinance No. O-1920-3

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA IMPLEMENTING AMENDMENTS THROUGHOUT THE CENTER CITY FORM BASED CODE (“CCFBC”), WHICH IS INCORPORATED BY REFERENCE IN CHAPTER 22 OF THE CITY CODE AT SECTION 429.7, TO REPLACE, SUPPLEMENT, OR CORRECT LANGUAGE THROUGHOUT THE CCFBC TO RESOLVE INCONSISTENCIES OR INACCURACIES, INCLUDING THE INTRODUCTION, PART 2 (“ADMINISTRATION, APPLICATION PROCESS & APPEALS”), PART 3 (“THE REGULATING PLAN”), PART 4 (“BUILDING FORM STANDARDS”), PART 5 (“URBAN SPACE STANDARDS”), AND PART 8 (“DEFINITIONS”); TO AMEND REFERENCES TO BUILDING FORM STANDARDS AND AMEND SECTION 303 (“THE ILLUSTRATIVE REGULATING PLAN”) WITHIN PART 3 (“THE REGULATING PLAN”); TO AMEND AND SUPPLEMENT GENERAL PROVISIONS AND THE BUILDING FORM STANDARDS IN PART 4 (“BUILDING FORM STANDARDS”); TO AMEND REQUIREMENTS IN PART 6 (“PARKING AND LOADING STANDARDS”); TO AMEND AND SUPPLEMENT USES IDENTIFIED IN PART 7 (“BUILDING FUNCTIONS”), INCLUDING THE ADDITION OF A SPECIAL USE FOR DWELLING UNITS WITH FOUR OR MORE BEDROOMS TO SECTION 704 (“DEVELOPMENT AND PERFORMANCE STANDARDS”); TO AMEND AND ADD DEFINITIONS TO PART 8 (“DEFINITIONS”); TO ADD PART 9 (“SITE DEVELOPMENT REQUIREMENTS”); AND TO MAKE OTHER LANGUAGE ALTERATIONS AS NECESSITATED BY OR CONSISTENT WITH THESE AMENDMENTS, DECLARING AN EMERGENCY, AND PROVIDING FOR THE SEVERABILITY THEREOF.

- § 1. WHEREAS, Ordinance O-1617-35, adopted by City Council on May 23, 2017, adopted in its entirety and incorporated by reference into the Zoning Ordinance the document entitled, “Center City Form-Based Code” dated April 2017 and consisting of a cover page, Pages iii-vi, Pages 1-70, and Center City Planned Unit Development – Appendix B, Pages 1-7; and
- § 2. WHEREAS, Council adopted Ordinance O-1718- 47 on June 26, 2018 making limited amendments to the Center City Form Based Code to require two-family structures (duplexes) with four or more bedrooms to be sprinkled per applicable building code requirements; and
- § 3. WHEREAS, Council adopted Ordinance O-1718-51 on July 24, 2018 to allow for the sale of alcoholic beverages in theaters in compliance with State law; and

- § 4. WHEREAS, on January 29, 2019, Council adopted Resolution R-1819-75 declaring a temporary administrative delay for a period of six (6) months on the acceptance of all applications for Certificates of Compliance, demolition permits, or Center City Planned Unit Developments in order to allow Staff, in conjunction with the Center City Administrative Delay Ad Hoc Committee, to study and make recommendations for changes in the Center City Form-Based Code; and
- § 5. WHEREAS, after seven meetings of the Center City Administrative Delay Ad Hoc Committee, Staff has drafted and the Committee has recommended adoption of amendments throughout the Center City Form Based Code; and
- § 6. WHEREAS, Council desires to replace the Center City Form Based Code in its entirety with a revised Code inclusive of previous amendments and current amendments.

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

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

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

The Center City Form-Based Code dated April 2017, consisting of a cover page, pages iii-iv, Pages 1-70 and inclusive of Appendices A and B is hereby replaced with the Center City Form-Based Code dated July 2019, consisting of a cover page, pages iii-iv, pages 1-91 and inclusive of Appendices A and B, as well as previous amendments adopted by Ordinance (O-1718-47 and O-1718-51), and including additions and amendments to the following sections, all set forth more specifically and attached to this Ordinance:

- Part 2: Administration, Application Process & Appeals
- Part 3: The Regulating Plan
- Part 4: Building Form Standards
- Part 5: Urban Space Standards
- Part 7: Building Functions
- Part 8: Definitions
- Part 9: Site Development Requirements

The Center City Form-Based Code, dated July 2019 is incorporated by reference with the same force and effect as though fully set forth herein.

The Center City Form-Based Code is available on the City of Norman website: <http://www.normanok.gov/planning/norman-center-city-vision>

~~The Center City Form-Based Code, as expressly adopted by reference herein, shall be hereby amended as follows: (O 1718 47)~~

~~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 (“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 of Section P204 of the International Residential Code (IRC) or NFPA 13D, or as these documents are amended.~~

~~The Center City Form-Based Code, as expressly adopted by reference herein, shall hereby amended as follows: (O 1718 51)~~

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

~~(i) — A theater, including one that sells alcoholic beverages in compliance with — state law, may be incorporated into appropriate CCPUDs.~~

<http://www.normanok.gov/sites/default/files/Planning/Images/FINAL%20Center%20City%20Form%20Based%20Code%20July%202017.pdf>

§ 8. EMERGENCY SECTION (requiring 2/3 majority for passage to be voted on separately). That in the judgment of the Council of the City of Norman, it is necessary for the immediate preservation of the peace, health, safety of the citizens of Norman that this Ordinance become effective prior to the time an ordinary ordinance will become effective, thereby declaring an emergency so that this Ordinance will become effective July 23, 2019.

§ 9. 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 \_\_\_\_\_, 2019.

NOT ADOPTED this \_\_\_\_\_ day  
of \_\_\_\_\_, 2019.

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

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

ATTEST:

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