



Legislation Details (With Text)

File #: O-1617-42 **Version:** 1 **Name:** Ordinance amending Landscaping, Fencing, and Screening Requirements for Off-Street Parking Facilities

Type: Zoning Ordinance **Status:** Passed

File created: 5/22/2017 **In control:** City Council

On agenda: 6/27/2017 **Final action:** 6/27/2017

Title: CONSIDERATION OF ORDINANCE O-1617-42 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN TO AMEND SECTION 431.8, LANDSCAPING REQUIREMENTS FOR OFF-STREET PARKING FACILITIES, AND SECTION 431.9, FENCING, WALLS, AND SCREENING; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Text File O-1617-42, 2. O-1617-42, 3. O-1617-42 annotated, 4. Staff Report, 5. 6-8-17 PC Minutes

Date	Ver.	Action By	Action	Result
6/27/2017	1	City Council		
6/27/2017	1	City Council		
6/13/2017	1	City Council		
6/8/2017	1	Planning Commission		

CONSIDERATION OF ORDINANCE O-1617-42 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN TO AMEND SECTION 431.8, LANDSCAPING REQUIREMENTS FOR OFF-STREET PARKING FACILITIES, AND SECTION 431.9, FENCING, WALLS, AND SCREENING; AND PROVIDING FOR THE SEVERABILITY THEREOF.

BACKGROUND: In early 2016 the Community Planning and Transportation Committee began discussion on possible regulatory measures for minimizing development impacts in the Core Area of Norman. The discussion continued intermittently thru 2016 ending in early 2017 with the decision to move forward with an overlay district for the Old Silk Stocking Neighborhood and the area south of Miller Historic District, currently zoned R-3, Multi-Family Dwelling District, as well as two amendments to the Zoning Ordinance for housekeeping measures - to clarify site development requirements for residential projects.

DISCUSSION: In addition to the Central Norman Zoning Overlay District, staff is recommending some minor changes to the Zoning Ordinance to clarify confusion that exists in the current language. Changes are proposed to the landscaping for off-street parking and fencing standards sections of the Zoning Ordinance. These specific regulations best promote the health, safety and general welfare for the community.

These changes, as shown below, will specifically require landscaping and fencing for parking areas containing six (6) or more spaces or an impervious area of 900 square feet on lots containing or zoned for single-family and two-family structures and parking areas. In addition, clarification of parking areas that are required to be landscaped - ALL parking areas in any zoning district containing six (6) or more spaces or a parking area with 900 square feet of impervious parking pad.

Section 431.8 - Landscaping Requirements For Off-Street Parking Facilities

2. Landscaping Requirements: For all Off-Street Parking Areas In Any Zoning District Having At Least

Six (6) Parking Spaces and/or Other Vehicular Use Areas of at least 900 square feet of impervious area to be used as parking, the owners shall provide peripheral landscaping and street landscaping as indicated below.

Section 431.9 - Fencing, Walls, and Screening

- (e) For parking areas containing six (6) or more parking spaces and/or other vehicular use areas of at least 900 square feet of 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.

STAFF RECOMMENDATION: Staff recommends approval of Ordinance O-1617-42, amendments to Chapter 22 of the City Code (Zoning Ordinance) making landscaping and fencing requirements for parking lots consistent in all zoning districts. Planning Commission heard this item at their June 8, 2017 meeting; they recommended adoption of Ordinance No. O-1617-42 by a vote of 6-1.