



## Legislation Text

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**File #:** O-1718-36, **Version:** 1

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CONSIDERATION OF ORDINANCE O-1718-36 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 ADD "TINY HOUSES" AS A SPECIAL USE IN THE A-1, A-2 AND RE ZONING DISTRICTS AND ESTABLISHING REGULATIONS FOR THE USE; AND PROVIDING FOR THE SEVERABILITY THEREOF.

**BACKGROUND:** The City Council Community Planning and Transportation Committee (CPTC) requested that staff prepare information and then an Ordinance that allows Tiny Houses under certain conditions in the A-1, General Agricultural and the A-2, Rural Agricultural, and RE, Residential Estate Dwelling zoning districts. The CPTC met and discussed this topic at their August 24, September 28, and November 16, 2017 meetings. City Council as a whole discussed the topic at their January 9, 2018 study session and requested that staff move the Ordinance forward to the February 8, 2018 Planning Commission meeting.

**DISCUSSION:** The City Council requested that the Tiny House language include the following elements:

1. Tiny Houses should be on foundations and should be considered the primary structure on a lot.
2. Tiny Houses should be allowed through a Special Use Permit in the A-1, A-2 and RE zoning districts.
3. Tiny houses should be allowed as temporary housing after a natural disaster occurrence.
4. The regulations that allow tiny houses should include building code language because the current building codes do not have regulations regarding this type of structure.

The first three elements have been included in the attached Ordinance amending the Zoning Ordinance, Chapter 22. Element #4 is discussed below.

Since this discussion was initiated, the International Code Council has published an Appendix on Tiny Houses which was under review a few months ago. The language that was under review and the language in the published version are almost identical. Since it is now published, the City can adopt this Appendix to include it in the City adopted International Residential Code in Chapter 5. This will place building regulations all in one place and not have building code regulations in the Zoning Ordinance. This will make it easier for the public to understand where the regulations are located. Staff has provided a separate Ordinance amending Chapter 5 of the City Code adding the Tiny House Appendix to the IRC regulations.

**STAFF RECOMMENDATION:** Staff recommends approval of O-1718-36 based on staff research and the review and comments provided by City Council in the A-1, A-2 and RE zoning districts.

Planning Commission, at their meeting of February 8, 2018, recommended adoption of this Ordinance by a vote of 6-2.