

CITY OF NORMAN, OKLAHOMA
**CITY COUNCIL COMMUNITY PLANNING AND
TRANSPORTATION COMMITTEE AGENDA**

**Municipal Building
Study Session Conference Room
201 West Gray**

Monday, June 23, 2014

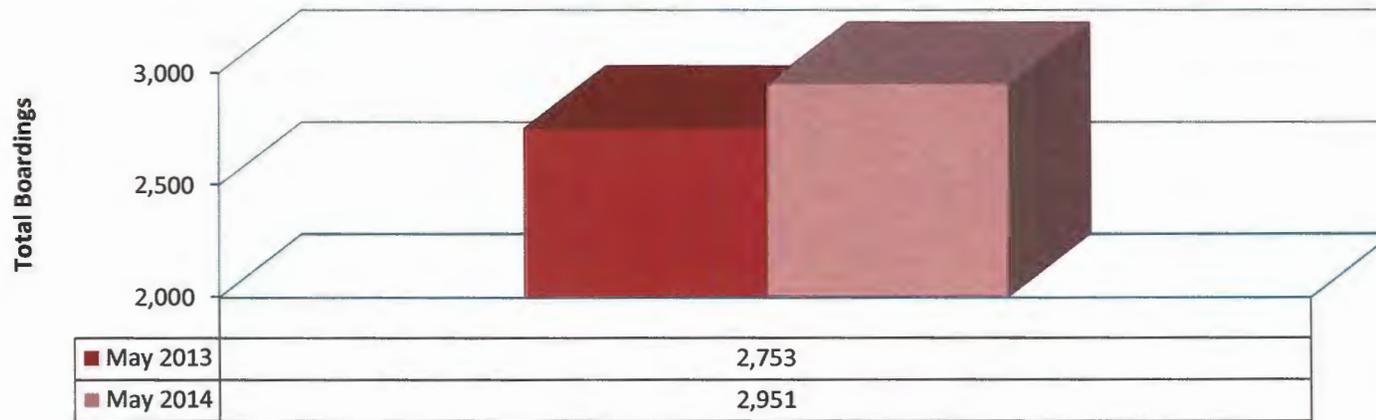
5:30 P.M.

- 1. CART RIDERSHIP REPORT INCLUDING SAFERIDE AND EXTENDED SERVICE FOR THE MONTH OF MAY, 2014.**
- 2. DISCUSSION REGARDING REMOVING APARTMENT HOUSES AS A PERMITTED USE UNDER THE R-3, MULTI-FAMILY DWELLING ZONING DISTRICT.**
- 3. MISCELLANEOUS DISCUSSION.**

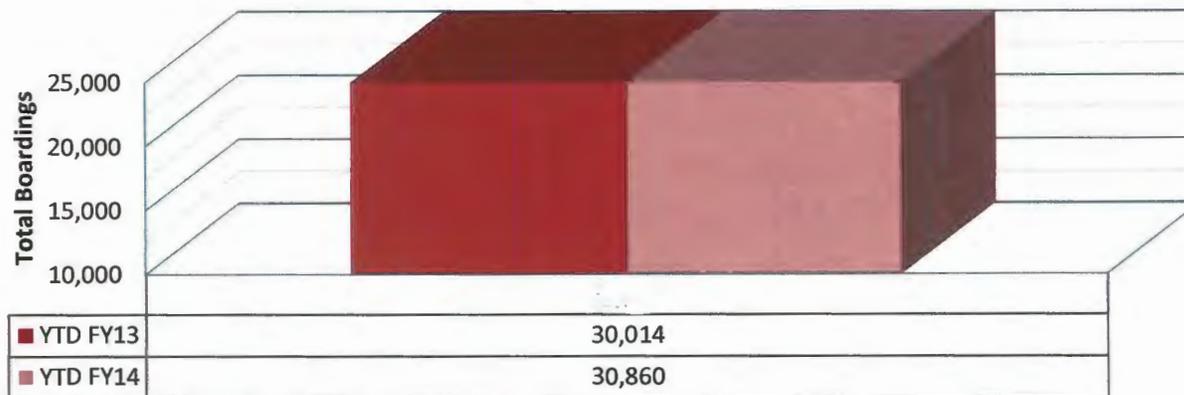
Item 1

CART RIDERSHIP REPORTS

May 2014 CARTaccess Total Ridership

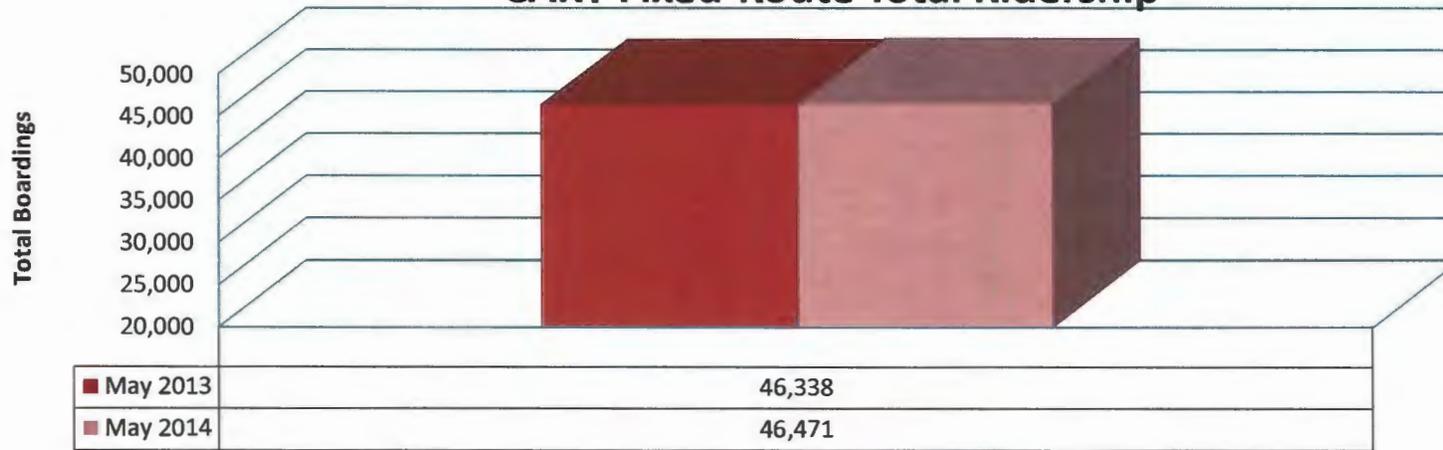


July 2013 - May 2014 (Year-to-Date FY14) CARTaccess Total Ridership

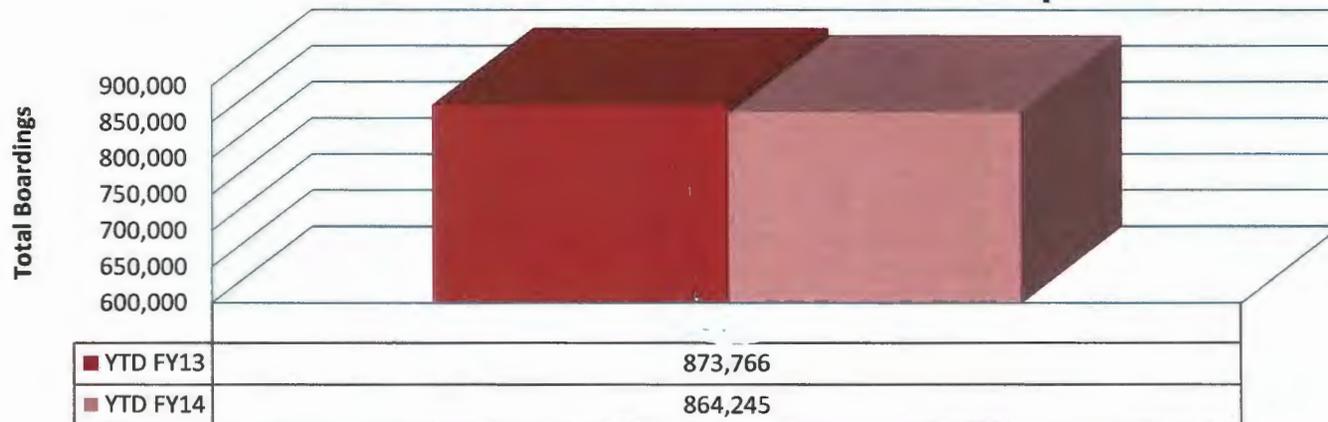


CARTaccess	May 2013	May 2014	% Change	CARTaccess	YTD FY13	YTD FY14	% Change
Monthly	2,753	2,951	7%	Annual Total	30,014	30,860	3%

May 2014 CART Fixed-Route Total Ridership



July 2013 - May 2014 (Year-to-Date FY14) CART Fixed-Route Total Ridership



CART Fixed Route	May 2013	May 2014	% Change	CART Fixed Route	YTD FY13	YTD FY14	% Change
Monthly Total	46,338	46,471	0%	Annual Total	873,766	864,245	-1%

FY13: July 1, 2012 - June 30, 2013

FY14: July 1, 2013 - June 30, 2014

Item 2

REMOVING APARTMENTS AS A PERMITTED USE IN R-3



office memorandum

TO: Community Planning and Transportation Committee

FROM: Susan Connors, AICP, Director, Planning and Community Development *STC*

DATE: June 19, 2014

RE: Amending the R-3, Multi-Family Dwelling District regarding Apartment Houses

During a brief discussion regarding the R-3 Zoning District at the May 19, 2014 Community Planning and Transportation (CPT) Committee meeting, the Committee asked that staff prepare a Code amendment that would remove "Apartment House" as a permitted use in that zoning district.

Apartment House is defined as the following: *A single detached dwelling designed for and occupied exclusively by three (3) or more families living independently of each other as separate housekeeping units, including apartment houses, apartment hotels and flats, but not including auto or trailer courts or camps, hotels or resort type hotels.*

The R-3 Zoning District is a multi-family dwelling district. There is no specific purpose identified in the Code for this zoning district. The R-3 District is primarily located in central Norman and has been in place since the adoption of the zoning code in 1954. The general boundaries of the R-3 zoning district are Robinson Street on the north, Ponca Avenue on the east, Timberdell Road on the south and Chautauqua on the west (see attached map). There are very few R-3 zoned properties outside of those boundaries. The R-3 Zoning District permitted uses include: (a) any use permitted in the R-1 Zoning District; (b) two-family dwelling, or a single-family dwelling and a garage apartment; (c) apartment house; and (d) accessory buildings and uses customarily incidental to any of the above uses when located on the same lot. There are square footage requirements in the district for each type of dwelling unit allowed.

Apartment Houses or Buildings are allowed in the following zoning districts:

1. RM-2 allows Apartment buildings containing four or fewer units as a permissive use.
2. R-3 allows Apartment house as a permissive use. The definition of Apartment House is included in the Analysis section below.
3. RM-6 allows Apartment buildings as a permissive use. The Zoning Code does not define "Apartment Building".
4. R-O allows any uses permitted in the R-3 and RM-6 zoning districts as permitted uses.

There are no current zoning districts that require a Special Use for an apartment house or building.

As provided in the attached Ordinance Amendment, moving the "Apartment House" use to be a Special Use will require that the use go through a public process that includes a pre-development meeting with neighbors and a public hearing at both Planning Commission and City Council.

Because the Zoning Code currently uses the defined term "apartment house" and the undefined term "apartment building" in different sections of the Zoning Code, staff recommends that the Committee also consider standardizing this language throughout the Zoning Code. One option for achieving this would be to remove "apartment house" as a defined term and instead define the term "apartment" as "a dwelling unit containing culinary and bathroom facilities, consisting of a room or suite of rooms intended, designed, or used by an individual or single family". By making this change, the definition of "apartment" does not limit the number of apartments that can be in a single apartment building within the definition itself (as the definition of "apartment house" currently does). Instead, at Council's direction, the number of apartments permitted in a single building or on a single lot can be specified in each respective zoning category.

The RM-2, Low Density Apartment District, currently allows for "Apartment Buildings containing four or fewer units". To remain consistent, a single apartment building containing four or fewer units could become a Permitted Use in the R-3 Zoning District since it is already allowed in the RM-2 zoning district which is a lower-intensity zoning district. However, Staff also recommends requiring any new apartment buildings, containing five or more units, in an R-3 zoning district to apply for a special use permit. The attached Ordinance provides this change in language.

This information is provided for the CPT Committee's discussion. Staff will be available at the meeting to answer questions.

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

(As amended by Ord. No. O-8990-42 – July 24, 1990; O-9293-38 – August 24, 1993; O-9596-19 – December 12, 1995; O-9697-6 -- August 27, 1996; O-0708-36 – April 22, 2008)

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, or a single family dwelling and a garage apartment.
- ~~(c) Apartment house.~~
- (c) One Apartment building, containing four or fewer units.
- (d) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

2. Special Use. The following uses may be permitted, after review, in accordance with Section 434.1:

- (a) Funeral parlor and mortuary.
- (b) Convalescent home, rest home, or nursing home; or, fraternity or sorority house, provided that where any such use abuts another property in a residential district, the minimum yards along the common boundaries shall be at least thirty (30) feet.
- (c) Municipal use, public building and public utility. (O-9596-19)
- (d) Public or private golf courses, including any country clubs, club houses, or any accessory commercial enterprises. (O-9596-19)
- (e) Church, temple or other place of worship. (O-9596-19)
- (f) School offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping. (O-9596-19)
- (g) Type I Bed and Breakfast Establishment. (O-8990-42; O-9293-38; O-9596-19)
- (h) Type II Bed and Breakfast Establishment. (O-9293-38; O-9596-19)
- (i) Child Care Center, as specified in Section 438.3. (O-9899-42; O-9293-38; O-9596-19)
- (j) Library/Museum. (O-8990-42; O-9293-38; O-9596-19)
- (k) Off-street parking lot to be used as open space for vehicular parking, provided that such parking lot is adjacent to the land on which the principal use is located or separated therefrom by a street or alley if the principal use is in the CO, C-1, C-2, C-3, I-1, I-2, R-1, R-2, or R-3 Districts. (O-8990-42; O-9293-38; O-9596-19; O-0708-36)
- (l) Office buildings for professional, business, administrative, and medical personnel, provided that:
 - (1) No retailing, wholesaling, or servicing of merchandise shall be permitted on the premises;
 - (2) No storage or display of merchandise to be serviced or offered for sale elsewhere be permitted on the premises. (O-8990-42; O-9293-38; O-9596-19)
- (m) Rooming or Boarding House, subject to the requirements of Section 432.4. (O-9697-6)
- (n) One Apartment building containing five or more units.

3. Area regulations.

- (a) Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet. (O-0708-36)
- (b) Side Yard: The minimum width of the side yard shall be five (5) feet. (O-0708-36)
- (c) Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet. One story unattached buildings of accessory use with a ten (10) foot wall height shall be set back one (1) foot from the utility easement or alley line. (O-0708-36)

- (d) Lot Width: There shall be a minimum lot width of fifty (50) feet at the building line for single family and two family dwellings, and ten (10) feet additional width for each additional family occupying the structure; such lot shall abut on a street not less than thirty-five (35) feet.
- (e) Intensity of Use:
 - (1) There shall be a lot area of not less than five thousand (5,000) square feet for a single family dwelling, and seven thousand (7,000) square feet for a two-family dwelling or a single family dwelling and a garage apartment. (O-0708-36)
 - (2) There shall be a lot area of not less than nine thousand (9,000) square feet for apartment houses, and three thousand (3,000) square feet additional area for each dwelling unit more than three (3) on the lot.
 - (3) When a lot of less area than herein required having all boundary lines touching lands under other ownership on the effective date of this ordinance, that lot may be used only for single family purposes.
- (f) Building Coverage: Main and accessory buildings shall not cover more than forty percent (40%) of the lot area; accessory buildings shall not cover more than thirty percent (30%) of the rear yard. (O-0708-36)
- (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)

4. Height regulations.

- (a) Except as provided in Article XII, Section 431.3 of this Code, no buildings shall exceed three stories in height. (O-0708-36)
- (b) Any accessory building exceeding twelve (12) feet in height shall have the required side and rear yard setbacks increased by one (1) foot for each additional foot of height above twelve (12). Provided, however, that no accessory building shall exceed the height of the principal building to which it is accessory.

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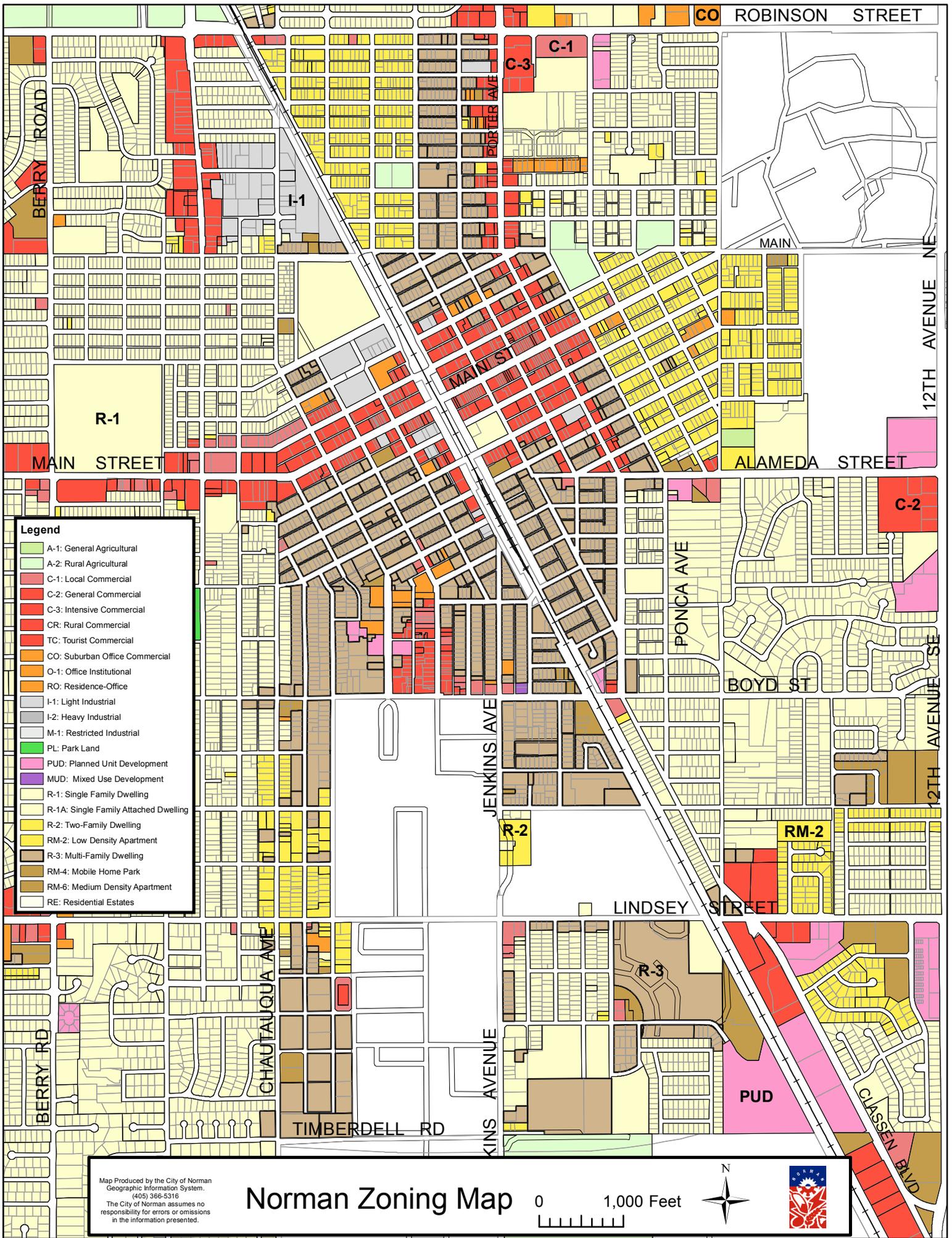
SEC. 450 - DEFINITIONS

(As amended by Ord. No. O-9596-19 – December 12, 1995; O-9697-6 – August 27, 1996; O-9798-8 – September 23, 1997; O-9798-25—December 9, 1997; O-0102-51 – June 25, 2002; O-0405-24 – November 16, 2004; O-0708-36; April 22, 2008; O-0809-42 – May 26, 2009; O-1011-44 – June 21, 2011; O-1213-17 – November 27, 2012)

* * *

(6) APARTMENT HOUSE. ~~A single detached dwelling designed for and occupied exclusively by three~~

~~(3) or more families living independently of each other as separate housekeeping unites, including apartment houses, apartment hotels and flats, but not including auto or trailer courts or camps, hotels, or liquor, and where food service, if any, is a secondary activity. A dwelling unit containing culinary and bathroom facilities, consisting of a room or suite of rooms intended, designed, or used by an individual or single family within a building containing other such dwelling units or permitted uses.~~



Legend

- A-1: General Agricultural
- A-2: Rural Agricultural
- C-1: Local Commercial
- C-2: General Commercial
- C-3: Intensive Commercial
- CR: Rural Commercial
- TC: Tourist Commercial
- CO: Suburban Office Commercial
- O-1: Office Institutional
- RO: Residence-Office
- I-1: Light Industrial
- I-2: Heavy Industrial
- M-1: Restricted Industrial
- PL: Park Land
- PUD: Planned Unit Development
- MUD: Mixed Use Development
- R-1: Single Family Dwelling
- R-1A: Single Family Attached Dwelling
- R-2: Two-Family Dwelling
- RM-2: Low Density Apartment
- R-3: Multi-Family Dwelling
- RM-4: Mobile Home Park
- RM-6: Medium Density Apartment
- RE: Residential Estates

Map Produced by the City of Norman
 Geographic Information System.
 (405) 366-5316
 The City of Norman assumes no
 responsibility for errors or omissions
 in the information presented.

Norman Zoning Map

0 1,000 Feet

