



City of Norman

Accessory Dwelling Unit (ADU) FAQs

Planning and Community Development

225 N. Webster Ave., Norman, OK | (405) 366-5339

BACKGROUND

An accessory dwelling unit, or ADU, is a residential dwelling unit that provides complete independent living facilities for one or more persons in conjunction with, and subordinate to, the primary dwelling units existing on the property.

The City of Norman adopted Ordinance No. O-2324-40 in March of 2024 allowing ADUs within applicable zoning districts.

GENERAL

1. Where are ADUs allowed in the City of Norman?

ADUs are allowed in A-1, A-2, RE, R-1, and R-1-A Zoning Districts. You can check your zoning district [HERE](#).

2. How will the ADU be addressed?

All ADUs will be addressed as "Unit 2" of the original address. For example:

123 Apple Street
Unit 2
Norman, OK 12345

PERMITTING

1. What permit fees are associated with and ADU?

Please refer to our Fee Schedule located [HERE](#). The sections regarding new one & two family are applicable to ADUs.

2. What permits are required for an ADU?

A building permit and all related mechanical, electrical, and plumbing (MEP) permits may be required. Only contractors who carry license in the State of Oklahoma and City of Norman can obtain these permits. Any new sidewalk or drive approach in the right-of-way requires a right-of-way permit from the Public Works Department.

3. How do I apply for an ADU permit?

Create a portal account on the City of Norman website. The portal may be accessed [HERE](#). For assistance setting up your portal account, please click [HERE](#).

4. What application do I use to apply for an ADU?

Under construction permits, use the application type for an Accessory Dwelling Unit.

5. What information will be needed to permit an ADU?

Floor plans, building elevations, foundation plans, an energy code compliance report, and a site plan will be required. The site plan must indicate how you will comply with sewer/water solutions.

PLANNING REQUIREMENTS**1. Where can I find applicable Zoning regulations?**

The City of Norman Zoning Code available [HERE](#). Section 36-V includes all relevant information for ADUs, by Zoning District.

2. Is there a size limitation for an ADU?

In R-1 and R-1-A Zoning Districts, the ADU structure may be no greater than 650 square feet. In all other Zoning Districts, the ADU must be clearly subordinate to the principal structure.

3. In R-1 and R-1-A Zoning Districts, is 650 square feet the total allowable living area, or building footprint?

650 square feet is the total allowable living area, including all areas under the roof such as the patio, and all floors.

4. What are the required setbacks for an ADU?

In general terms the International Residential Code states if the Detached ADU is 6 feet from the primary structure then neither sets of exterior walls would have to be Fire Resistance Rated. Required setbacks for Accessory Buildings per the Zoning District apply. In R-1, this is typically a 5 feet Side Yard Setback and a rear setback of 1 foot off a utility easement or 1 foot off the alley line (other Zoning Districts will have different requirements).

5. What are the lot coverage requirements for ADUs?

- In Zoning Districts R-1, and R-1-A, a maximum coverage of 65% applies to all structures, including accessory structures and ADUs.
- In the A-1 and A-2 Zoning Districts, total coverage shall be no more than 25% for interior lots or 30% for corner lots, and an ADU may take up no more than 20% of the rear yard.
- For A-2 lots in the Ten Mile Flat Conservation Area, total coverage shall be no more than 15%, and accessory buildings (including ADUs) may take up no more than 10% of the rear yard.
- There are no specific lot coverage requirements for the RE Zoning District.

6. What are the parking requirements for ADUs?

ADUs less than 650 square feet do not require off-street parking. Parking is required for ADUs of 650 square feet or more is required as per the Zoning District's off-street residential parking standards.

BUILDING REQUIREMENTS**1. What Building Codes regulate ADUs? How can they be accessed?**

The City of Norman adopted the 2018 family of Codes (I-codes), with State amendments from the Oklahoma Uniform Building Code Commission (OUBCC) and Local Amendments as adopted by the City of Norman.

2018 Residential I-Codes with State Amendments are available [HERE](#).

City of Norman Local Amendments are available [HERE](#).

2. Are there alternative Building Code requirements for efficiency sized units under 400 square feet?

If the ADU is smaller than 400 square feet, alternative Requirements from Appendix Q of the International Residential Code applying to Tiny Homes may be utilized.

3. Are ADUs required to have their own MEP, HVAC, and ventilation systems?

Yes. A primary dwelling unit and ADU shall be provided with the following:

- Ready access to the service disconnecting means serving the dwelling unit.
- Ready access for each occupant to all overcurrent devices protecting the conductors supplying the dwelling unit.
- A separate heating system.
- Separate duct for HVAC systems. Return air openings for HVAC shall not be taken from another dwelling unit.
- Separate climate controls.

4. Are there foundation requirements for ADUs?

Yes, ADUs must be on a prescriptive concrete or engineered foundation if the ADU is 400 square feet or larger. ADUs under 400 square feet will require a Hold Down Plan. Minimum foundation requirements are located [HERE](#). If permitting an existing structure as an ADU, if the existing foundation is deemed structurally sufficient, no further action will be required.

5. Are there energy requirements for ADUs?

Yes, there are energy requirements for ADUs. You may turn in the energy form located [HERE](#). Click the "Prescriptive Package Worksheet" or a RES Check report showing the design meets or exceeds the minimum requirements.

UTILITY REQUIREMENTS

1. What is the code requirement for water service to an ADU?

According to code BC105.4, a primary dwelling unit and an ADU may share a common potable water system provided there are separate, accessible main shutoff valves allowing the water to be turned off on one without affecting the other.

2. Can the ADU have its own water meter?

At this time, separate water meters are not allowed for ADUs.

3. Can the ADU have its own electric meter?

Upon approval and issuance of an ADU Permit, separate meters are allowed, with approval from the respective utility company.

In all cases a primary dwelling unit and an ADU shall be provided with the following:

- Ready access to the service disconnecting means serving the dwelling unit.
- Ready access for each occupant to all overcurrent devices protecting the conductors supplying the dwelling unit in which they reside.

4. Are ADU structures required to have their own gas piping systems?

A primary dwelling unit and an ADU shall be provided with:

- Ready access to the shut-off valves serving each dwelling unit.
- Ready access to appliance shut-off valves for each appliance within the dwelling unit.

5. Can the sewer have an additional tap, or can the ADU tap an existing private sewer line?

Either option is allowed.