



CITY OF NORMAN, OK CITY COUNCIL BUSINESS & COMMUNITY AFFAIRS COMMITTEE MEETING

Municipal Building, Executive Conference Room, 201 West Gray, Norman,
OK 73069

Thursday, December 04, 2025 at 4:00 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

CALL TO ORDER

AGENDA ITEMS

1. CONTINUED DISCUSSION REGARDING MINIMUM LOT SIZES FOR DEVELOPMENT.

ADJOURNMENT



TO: City of Norman Business & Community Affairs Committee

FROM: Jane Hudson, Planning Director

DATE: December 4, 2025

RE: Minimum Lot Sizes

Background

At the October 2nd Business & Community Affairs Committee meeting, Norman City Councilmembers discussed the reduction or elimination of minimum lot sizes in the R-1, R-1-A, R-2, RM-2, RM-6, and R-3 zoning districts. The City's Zoning Ordinance, Chapter 36, provides a mandatory minimum lot size for all residential zoning districts. Minimum lot sizes are one of several bulk standards prescribed by each residential zoning district that determine the form of residential lots and their developability.

Precedents

While staff did not find any major American cities that have fully eliminated minimum lot sizes in residential districts, there are several cities with relatively smaller minimum lot sizes in single-family residential areas, including:

- Spokane, WA (1,200 SF)
- Houston, TX (1,400 SF)
- Austin, TX (1,800 SF)
- Fayetteville, AR (2,500 SF)

At a state level, a 2025 Texas law prohibits 19 of the state's largest cities from requiring lot sizes above 3,000 SF, or lots with widths of greater than 30' and depths of 75'.

Considerations For Reducing Minimum Lot Sizes

As previously stated, lot size minimums are one of several bulk standards that determine the shape and size of lots and how they may be developed. The development regulations of each zoning district should be considered when reducing minimum lot sizes; building setbacks, minimum lot frontages and widths, and lot coverage maximums may preclude development on lots below a certain square footage if the lots are unable to meet these minimum standards.

In addition to the development regulations of the Zoning Ordinance, the City's Subdivisions Ordinance, Chapter 30, requires newly subdivided lots to be at least 50' in width (including 35' of street frontage) and at least 100' in depth. This creates a *de facto* minimum lot size of 5,000 SF. Therefore, these subdivision regulations may need to be amended in order to significantly reduce or eliminate minimum lot sizes.

office memorandum

There are other factors that are currently addressed by the City's existing Zoning and Subdivision regulations that should be accounted for when reducing or eliminating minimum lot sizes, including:

- Utilities and sanitation
 - Ensuring adequate area for the installation and maintenance of public and private utilities.
 - Sanitation services access to smaller lots.
 - Easement requirements for water and sewer.
- Off-street parking and vehicle access
 - Current regulations require two off-street parking spaces per dwelling unit.
- Emergency vehicle access

Staff Recommendations:

Staff recommends the following standards to allow for the reduction of minimum lot sizes in the R-1, R-1-A, R-2, RM-2, RM-6, and R-3 zoning districts:

- Minimum lot width of 35' at street frontage.
- Minimum lot depth of 75'.
- Minimum setback requirements:
 - Front Yard: 15' for main building and 25' for garage entrances
 - Side Yard: 5'
 - Rear Yard: 10', or 1' from utility easement
- Maintain existing minimum parking standards.
- Maintain existing 65% lot coverage allowance. Lot coverage greater than 65% requires rezoning with City Council review and approval.

Conclusion

Reducing or eliminating minimum lot sizes in the R-1, R-1-A, R-2, RM-2, RM-6, and R-3 zoning districts requires thoughtful consideration of other existing regulations that impact the form and developability of lots. Staff believes that the recommendations offered here will allow for smaller lot sizes while ensuring well-designed, developable lots that promote the health, safety, and welfare of the community.

Business and Community Affairs Committee

Minimum Lot Size

City of Norman
December 4, 2025



Background

October 2nd BACA Meeting: Discussed the reduction or elimination of minimum lot sizes in the following zoning districts:

- R-1, Single-Family Dwelling District
- R-1-A, Single-Family Attached Dwelling District
- R-2, Two-Family Dwelling District
- RM-2, Low-Density Apartment District
- RM-6, Medium-Density Apartment District
- R-3, Multifamily Dwelling District



Precedents

American cities that have greatly reduced minimum lot sizes in residential districts:

- Spokane, WA (1,200 SF)
- Houston, TX (1,400 SF)
- Austin, TX (1,800 SF)
- Fayetteville, AR (2,500 SF)

Texas SB15 (2025): Prohibits 19 largest cities from requiring lot sizes above 3,000 SF, or lots with widths greater than 30' and depths greater than 75'.



Considerations

Minimum lot sizes are one of several bulk standards that determine the shape and size of lots and how they may be developed. Other development regulations should also be considered:

- Building setbacks
- Minimum lot frontages
- Minimum lot widths
- Lot coverage maximums

Norman's Subdivisions Ordinance, Chapter 30, requires newly subdivided lots to be at least 50' x 100' (inc. 35' of street frontage), creating a *de facto* minimum lot size of 5,000 SF.



Considerations

Other factors may be impacted by reducing minimum lot sizes:

- Utilities and sanitation
 - Ensuring adequate area for the installation and maintenance of public and private utilities.
 - Sanitation services access to smaller lots.
- Off-street parking and vehicle access
 - Current regulations require two off-street parking spaces per dwelling unit.
- Emergency vehicle access



Staff Recommendations:

Staff recommends the following standards to allow for the reduction of minimum lot sizes in the R-1, R-1-A, R-2, RM-2, RM-6, and R-3 zoning districts:

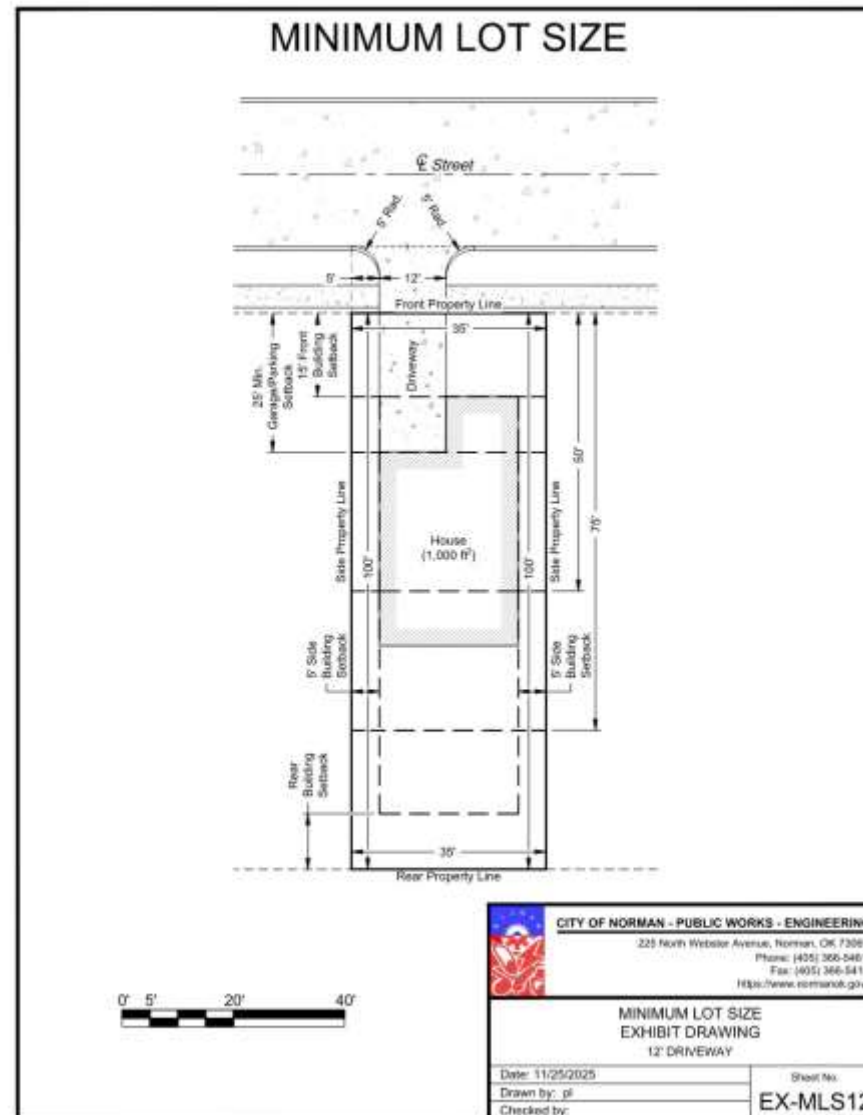
- Minimum lot width of 35' at street frontage.
- Minimum lot depth of 75'.
- Minimum setback requirements:
 - Front Yard: 15' for main building and 25' for garage entrances
 - Side yard: 5'
 - Rear Yard: 10', or 1' from utility easement
- Maintain existing off-street parking standards.
- Maintain existing 65% lot coverage allowance. Lot coverage greater than 65% requires rezoning.



Examples

Item 1.

3,500 SF Lot with
12' Wide Driveway



Examples

Item 1.

3,500 SF Lot with
20' Wide Driveway

