



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

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

Thursday, March 05, 2026 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. REPORT ON SPECIAL EVENTS AND VISITORS.
2. DISCUSSION REGARDING POTENTIAL ALTERATION OF ACCESSORY DWELLING UNIT ("ADU") FRONT SETBACK TO MATCH THAT OF THE PRINCIPAL DWELLING, POTENTIAL INCREASE OF R-1 ADU SIZE LIMITATION WHERE A CONFORMING PERMITTED STRUCTURE EXISTED PRIOR TO ADOPTION OF ADU USES AND DEFINITIONS.
3. DISCUSSION REGARDING POTENTIAL AMENDMENTS TO SUBDIVISION REGULATIONS TO AMEND APPLICATION DEADLINE FOR PRELIMINARY PLATS AND TO REMOVE GREENBELT REFERENCES.

ADJOURNMENT



SPECIAL EVENTS & VISITOR REPORT

BACA | March 5, 2026

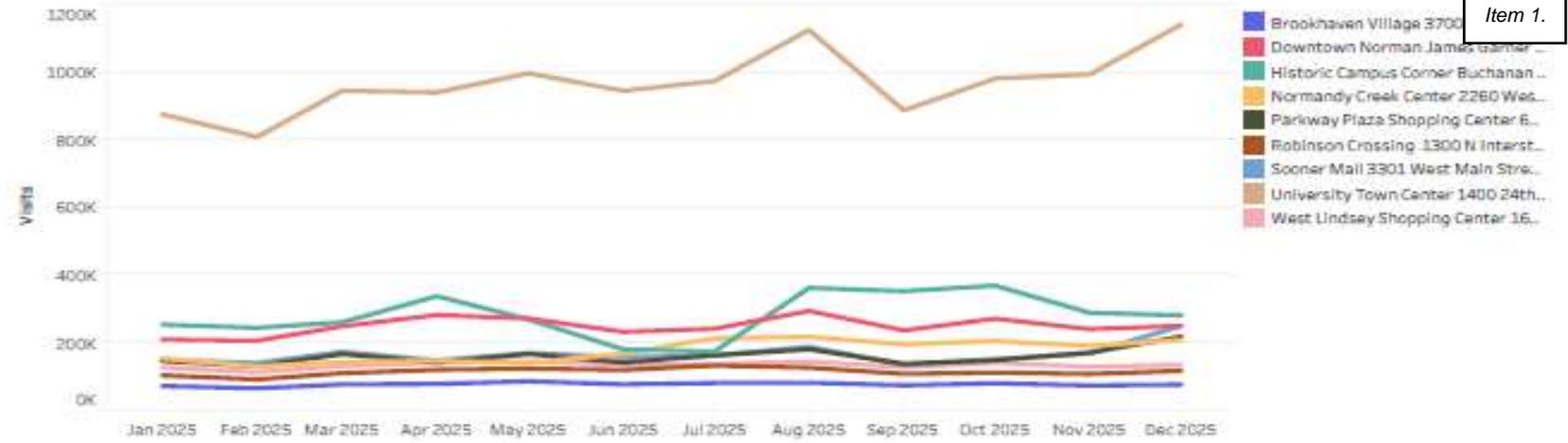
2025 Major Festivals & Events



Date	Event/Location	2025	Dwell Time	Origin	Event History
April 4-6, 2025	Medieval Fair Reaves Park	Fri – 10,000 Sat – 15,500 Sun – 22,700 TOTAL – 48,200*	98 minutes	30.4% from Norman	2022 – 77,400 2023 – 90,900 2024 – 91,400
April 24-26, 2025	Norman Music Festival Downtown	Thu – 11,500 Fri – 21,800 Sat – 20,400 TOTAL – 53,700	112 minutes	52.64% from Norman	2022 – 65,400 2023 – 59,100 2024 – 42,700
May 3, 2025	Norman Pride Festival Andrews Park	3,900	122 minutes	48.7% from Norman	2022 – 5,600 2023 – 3,300 2024 – 2,600
May 17-18, 2025	May Fair Arts Festival Campus Corner	Sat – 7,600 Sun – 4,200 TOTAL – 11,800	87 minutes	52.6% from Norman	2023 – 10,700 2024 – 11,600
June 19-21, 2025	Jazz in June Andrews Park	Thu – 1,200 Fri – 2,600 Sat – 3,400 TOTAL – 7,200	116 minutes	67.5% from Norman	2022 – 4,000 2023 – 5,500 2024 – 6,300
June 19, 2025	Juneteenth Reaves Park	5,200	96 minutes	64.3% from Norman	2022 – 4,000 2023 – 2,500 2024 – 2,300
July 4, 2025	Fourth Fest Reaves Park	16,900	114 minutes	62.9% from Norman	2022 – 9,000 2023 – 13,000 2024 – 8,300
Oct. 26, 2025	Downtown Fall Fest YFAC 6-9PM	2,800	99 minutes	65.4% from Norman	2022 – 6,200 2023 – 8,900 2024 – 9,200 (Downtown 6-9PM)
Dec. 6, 2025	WinterFest 5pm-10pm Downtown Norman	1,400 (250 ft radius from tree) 3,800 (500 ft radius) 7,100 (1000 ft radius)	65 minutes	59.4% from Norman (1000 ft radius)	1,600 (250 ft radius from tree) 3,600 (500 ft radius) 6,300 (1000 ft radius)

Item 1.

NORMAN SHOPPING DISTRICTS



Name	Address	Visits	MoM	YoY	Yo3Y
Sooner Mall	3301 West Main Street, Norman, OK 73072	250.74K	47.56%	-7.50%	-12.39%
University Town Center	1400 24th Ave Nw, Norman, OK 73069	1,141.14K	14.81%	-8.56%	7.36%
Downtown Norman	James Garner Avenue, Norman, OK 73069	250.76K	4.07%	9.02%	11.35%
Historic Campus Corner	Buchanan Avenue, Norman, OK 73069	281.92K	-2.56%	32.21%	71.38%
Normandy Creek Center	2260 West Main, Norman, OK 73069	209.03K	9.03%	63.63%	69.51%
West Lindsey Shopping Center	1610 W Lindsey St, Norman, OK 73069	135.26K	4.34%	1.00%	2.05%
Parkway Plaza Shopping Center	640 Ed Noble Pkwy, Norman, OK 73072	219.04K	27.61%	-0.96%	1.29%
Brookhaven Village	3700 W Robinson St, Norman, OK 73074	77.20K	3.37%	-3.01%	-17.88%
Robinson Crossing	1300 N Interstate Dr, Norman, OK 73072	118.18K	8.85%	4.33%	5.51%



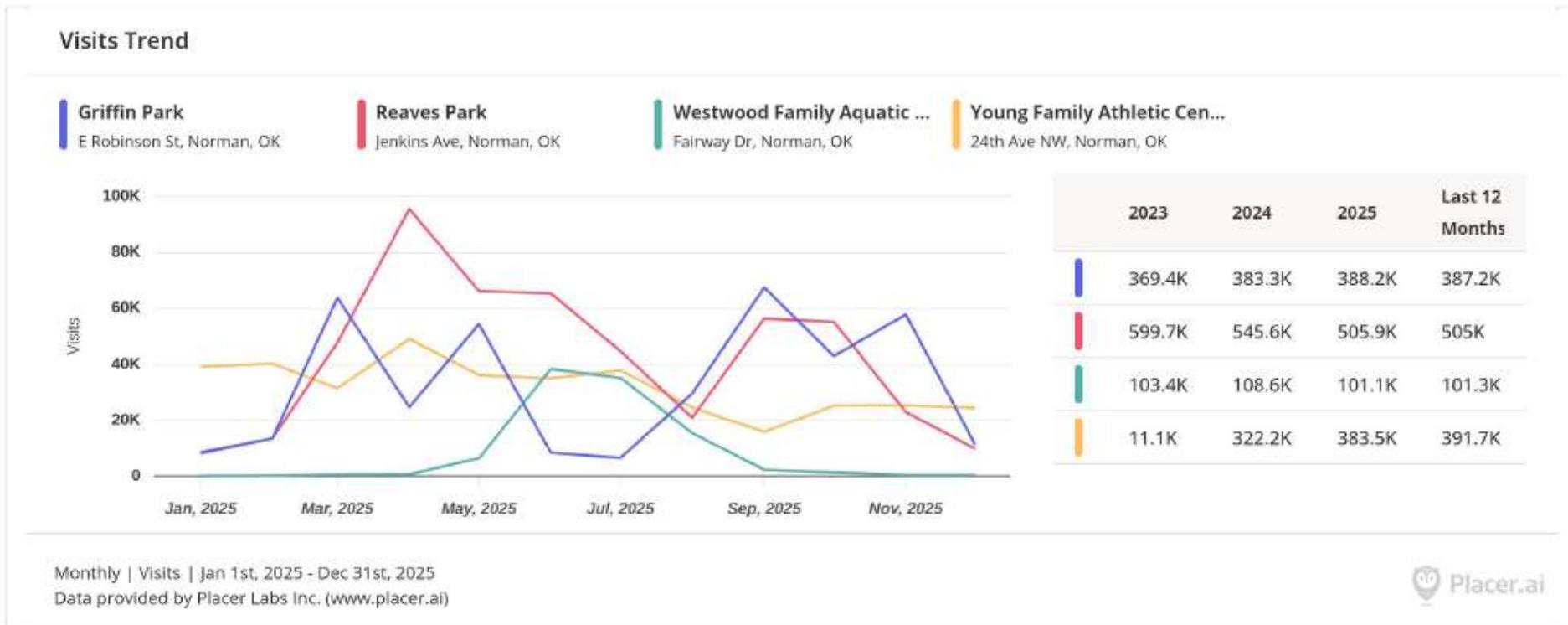
NORMAN PARKS & RECREATION

Norman Parks & Recreation



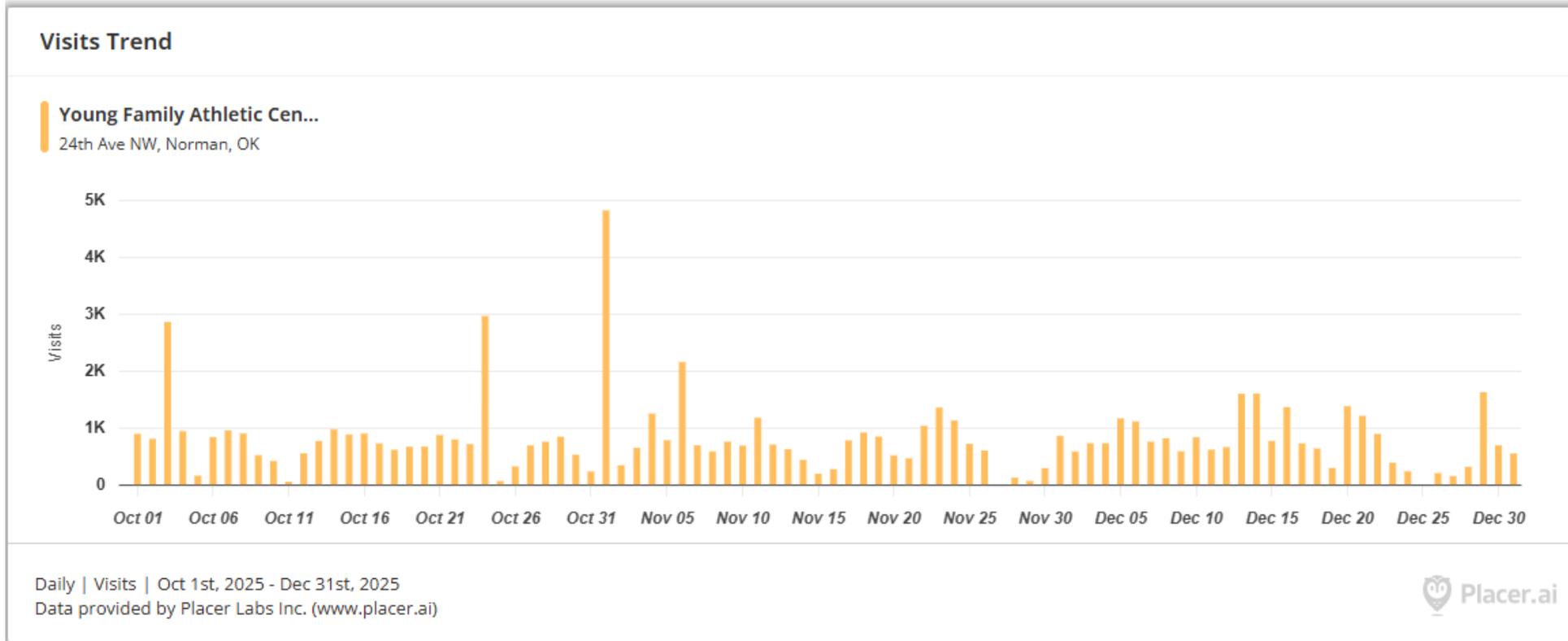
Visits Trend

Jan 1 - Dec 31, 2025



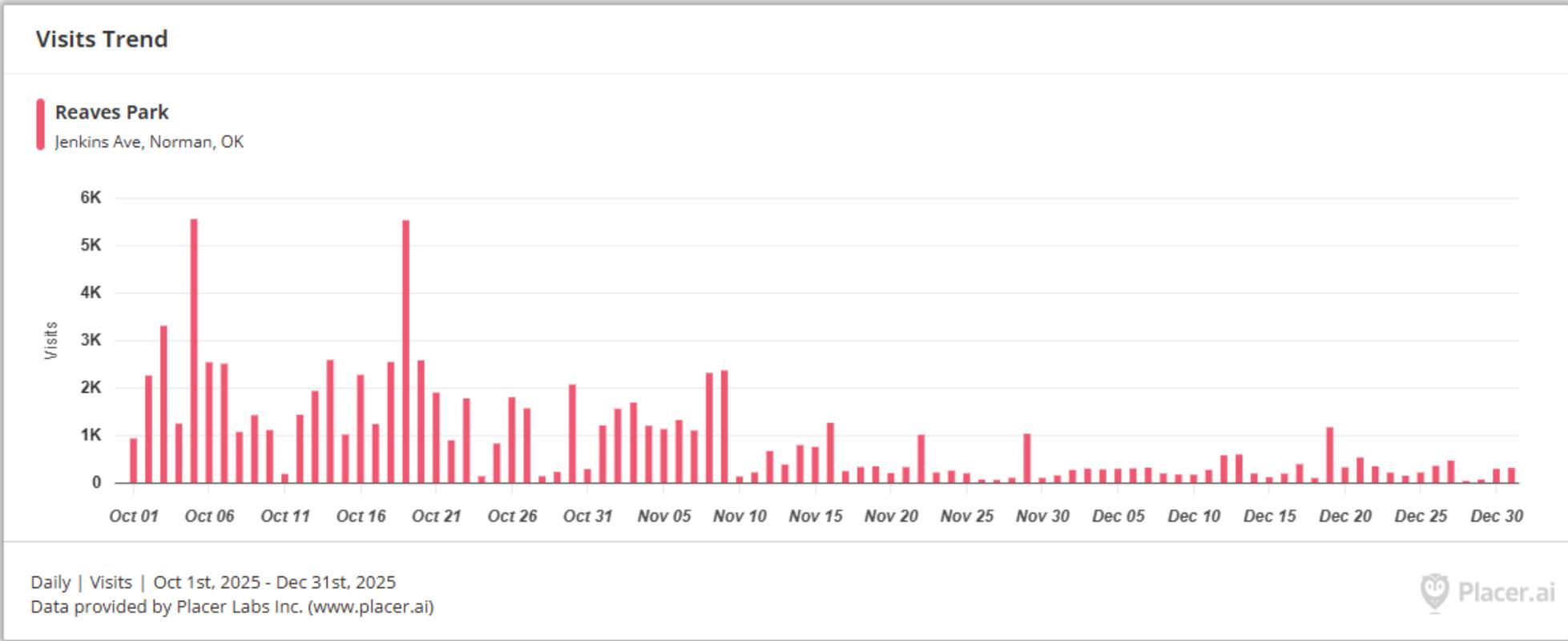
YOUNG FAMILY ATHLETIC CENTER

Young Family Athletic Center
Daily visits - Q4 2025



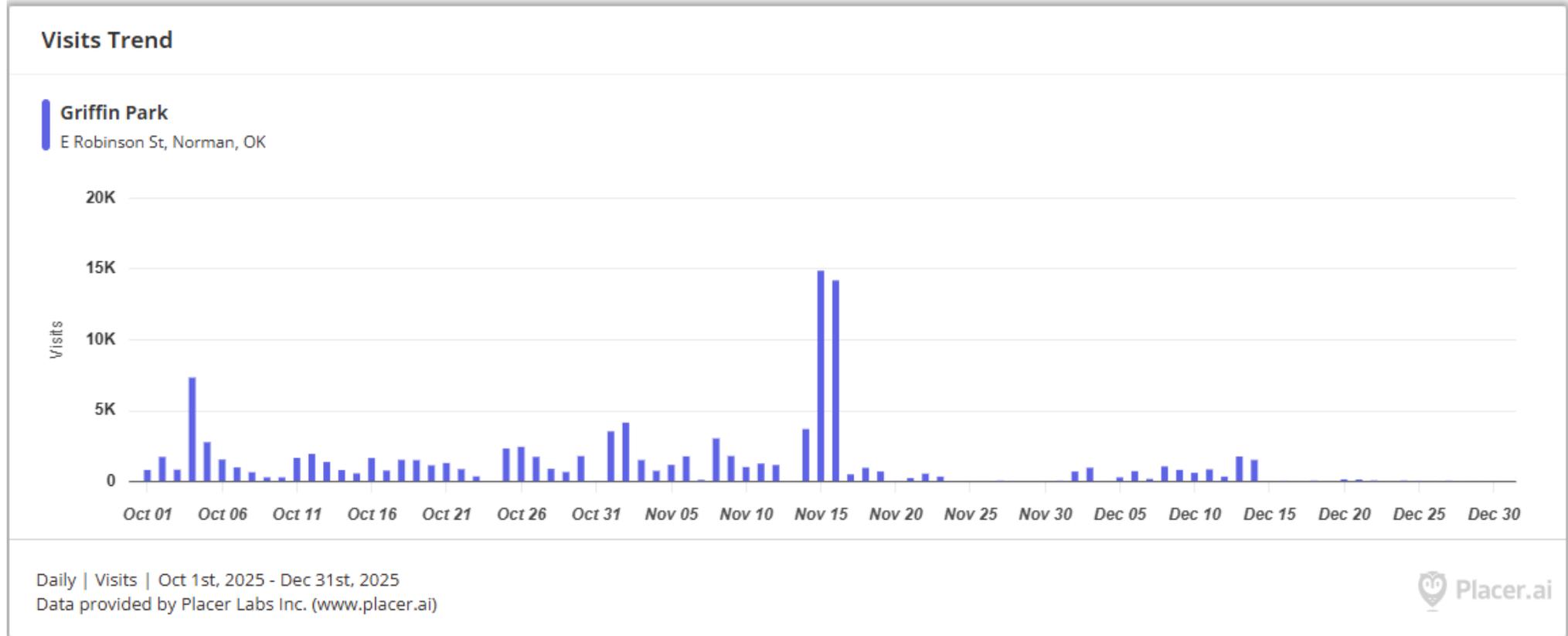
REAVES PARK

Reaves Park
Daily visits - Q4 2025



GRIFFIN PARK

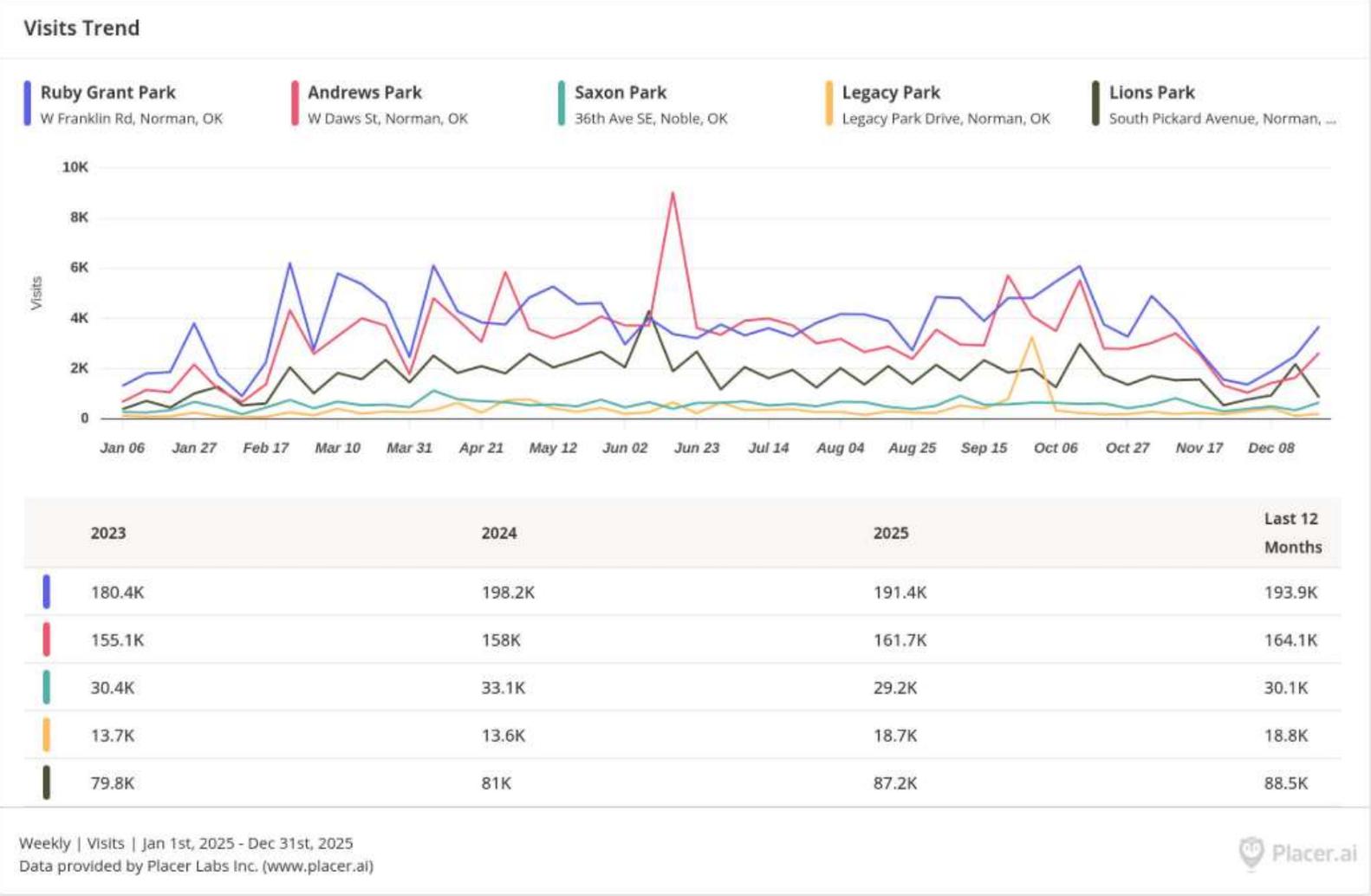
Griffin Park
Daily visits - Q4 2025



OTHER PARKS

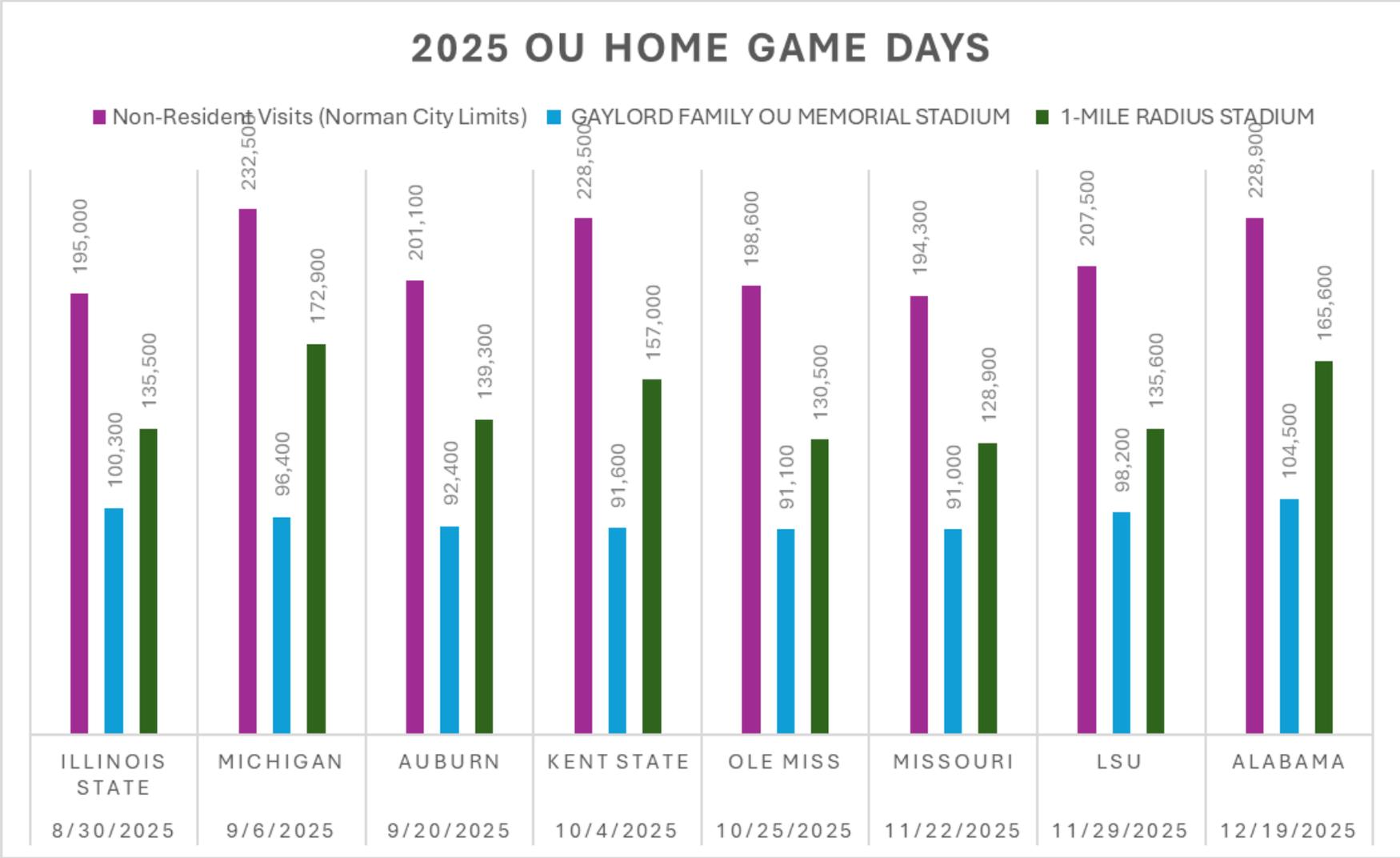
Other Parks

Monthly visits to selected Community & Specialty Parks



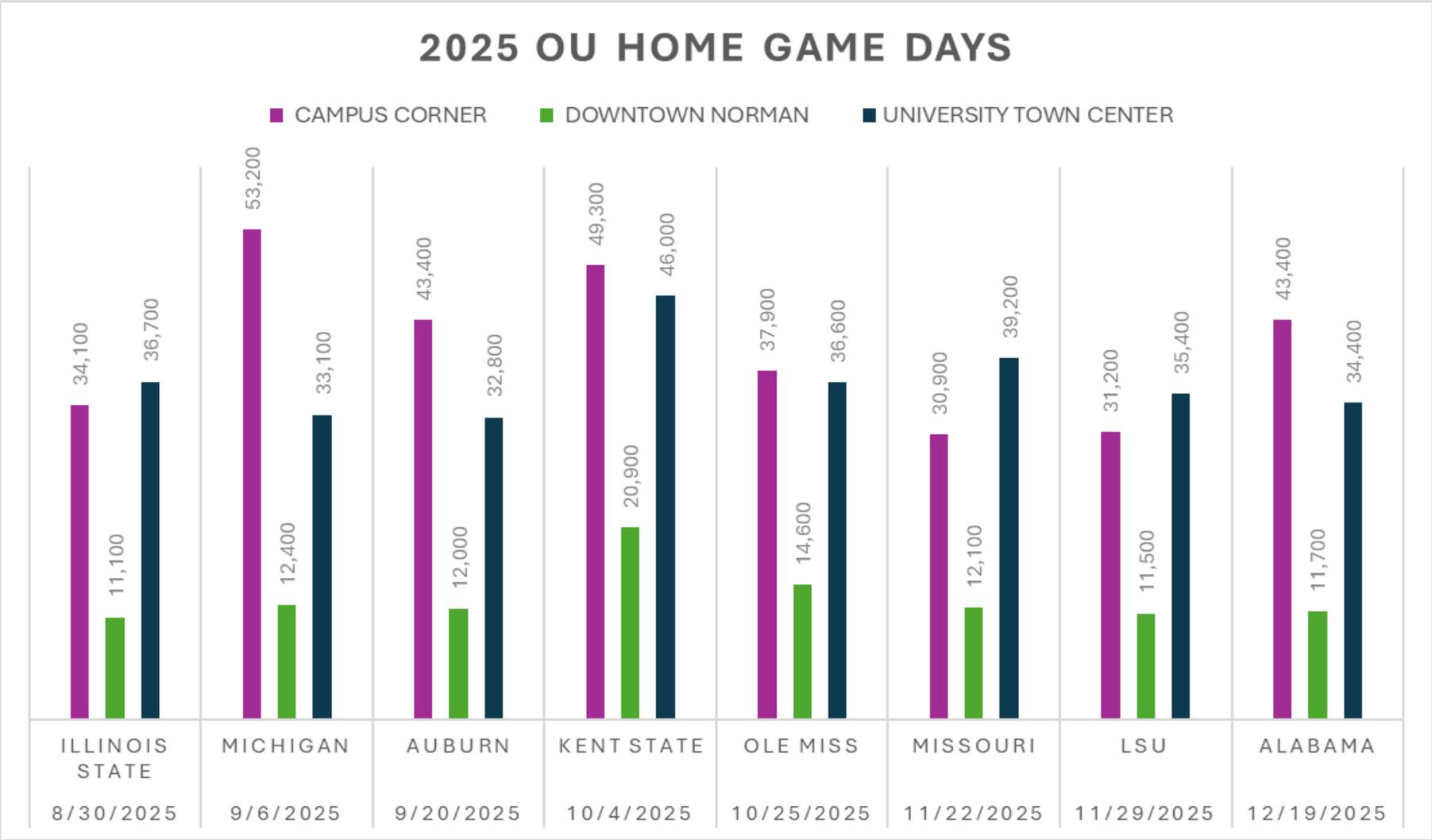
UNIVERSITY OF OKLAHOMA FOOTBALL

Item 1.



UNIVERSITY OF OKLAHOMA FOOTBALL

Item 1.



UNIVERSITY OF OKLAHOMA FOOTBALL

Visitors by Origin to OU Memorial Stadium

Date	Opponent	% from Norman	% from Oklahoma	% from Texas	% from Opponent's State
8/30/2025	Illinois State	20.3%	83.2%	9.9%	0.8%
9/6/2025	Michigan	17.7%	65.8%	16.8%	4.0%
9/20/2025	Auburn	17.9%	71.0%	16.4%	2.2%
10/4/2025	Kent State	14.9%	64.8%	21.8%	0.3%
10/25/2025	Ole Miss	16.6%	65.3%	19.3%	3.0%
11/22/2025	Missouri	16.7%	69.9%	14.6%	6.2%
11/29/2025	LSU	14.5%	65.5%	19.1%	3.6%
12/19/2025	Alabama	16.1%	65.3%	21.2%	1.9%





office memorandum

TO: City of Norman Business and Community Affairs Committee

FROM: Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager

DATE: March 5, 2026

RE: Possible Amendments to Accessory Dwelling Unit (ADU) Placement Standards;
R-1 ADU Square Footage Allowance;
Subdivision Regulations - Amending Application Deadline and Removal of Greenbelt References

BACKGROUND:

In reviewing recent applications and citizen inquiries, Staff has identified three primary concerns with the existing standards for ADUs:

1. Clarity and Administration

The “rear 25 percent” measurement has proven difficult for applicants and staff to interpret consistently, leading to delays in permitting and frequent requests for clarification.

2. Functional Limitations on Eligible Lots

Strict adherence to the rear placement requirement creates undue hardship on certain lot configurations and may unintentionally prohibit ADUs in districts where they are otherwise permitted.

3. Underutilization of Existing Detached Structures

Within the Core Area, several neighborhoods came forward to downzone from R-2 and R-3 to R-1. In the newly zoned R-1 Districts, detached garages and similar accessory buildings often exceed the maximum 650 square feet of total allowable living area for ADUs. Due to the SF requirement, these structures cannot be converted to an, even in instances when these structures could meet building code standards.

Allowing flexibility for existing detached structures may provide additional housing opportunities without increasing the building footprint or altering established neighborhood character.

Maintaining the subordinate nature of ADUs remains important, however, both the placement requirements and maximum area guidelines may be more restrictive than necessary to meet that goal.

Possible Amendments to Accessory Dwelling Unit (ADU) Placement Standards:

The current adopted Ordinance No. O-2324-40 requires that Accessory Dwelling Units (ADUs) be located within the rear twenty-five percent (25%) of the principal structure. This requirement is located within the following districts: A-1, Rural Agricultural District, A-2, General Agricultural District, RE, Residential Estate Dwelling District, R-1, Single-Family Dwelling District, and R-1-A, Single-Family Attached Dwelling District. This standard was adopted to ensure that ADUs remain subordinate to the primary dwelling and to preserve established neighborhood character.

Since adoption, Planning Staff have received consistent questions and applications reflecting confusion regarding how the “rear 25 percent of the principal structure” is measured and applied. Applicants frequently inquire whether the measurement is based on the building footprint, total building depth, roofline, or lot configuration. Additional uncertainty arises on corner lots and irregularly shaped parcels.

Furthermore, in the applicable zoning districts, particularly those with smaller or limited rear yard depth, strict application of this requirement effectively prevents placement of an ADU, even when all other zoning standards such as setbacks, height limits, and coverage can be met.

A related issue has emerged in areas that were previously zoned R-2, Two-Family Dwelling District, or R-3, Multifamily Dwelling District, and were subsequently downzoned to R-1. Many of these properties contain existing detached garages or accessory structures that historically could have supported residential uses. However, under current ADU standards, these structures often do not meet the maximum of 650 square feet of total allowable living area, along with the location violating the required setback and cannot be converted into ADUs. As a result, otherwise convertible structures remain vacant and underutilized.

During a period of housing shortage, the inability to repurpose these existing buildings represents a missed opportunity to increase the housing supply without altering neighborhood scale or footprint, as intended with the adoption of the ADU Ordinance.

Existing Language from Ordinance No. O-2324-40:

Placement:

“(b) detached from a principal dwelling unit on the same parcel (notwithstanding other language within this chapter, where an ADU is detached, it must be located no further forward than the rear 25% of the principal structure’s depth).”

Detached Structures:

“(7) One accessory dwelling unit with a total area of no more than six hundred fifty square feet (650 SF) (“ADU”), except that this use shall not be adopted by

reference into the uses allowed in R-2 (“Two-Family Dwelling District”), RM-2 (“Low-Density Apartment District”), and R-3 (“Multifamily Dwelling District”).”

Proposed Language:

Placement Standard Revision:

(b) detached from principal dwelling unit on the same parcel (notwithstanding other language within this chapter, where an ADU is detached, it shall be located no further forward than the principal structure.)

Existing Detached Structures:

“(7) One accessory dwelling unit (“ADU”), except that this use shall not be adopted by reference into the uses allowed in R-2 (“Two-Family Dwelling District”), RM-2 (“Low-Density Apartment District”), and R-3 (“Multifamily Dwelling District”).” (remains unchanged)

- a. ADUs in this district shall not exceed six hundred fifty square feet (650 SF), except that an existing detached accessory structure, legally constructed prior to April 25, 2024 to a size exceeding 650 SF may be converted to an ADU, provided that the structure complies with all other applicable requirements; remains subordinate in scale to the principal dwelling unit; and no expansion of the existing footprint occurs as part of the conversion.

Staff would like direction on whether a size limitation should apply when utilizing an existing building as an ADU.

Subdivision Regulations - Amending Application Deadline and Removal of Greenbelt References

Per Chapter 30, Section 302, the required application deadline for submittal is currently defined as “before 1:30 p.m. Monday, not less than 31 days prior to the next Planning Commission meeting.” This requirement differs from the current submittal deadline established for the CityView application utilized by the Planning Department and the Public Works and Engineering Department. To ensure consistency and eliminate ambiguity associated with the existing Monday 1:30 p.m. deadline, staff proposes revising the required submittal deadline to align with the Planning Department’s standard. Therefore, all required submittals will be due on the first business day of each month. This revision is intended to streamline the review process and establish a clear, consistent monthly schedule.

Staff proposes to remove the reference to the “Greenbelt Enhancement Statement” within the Subdivision Regulations, as this review process is no longer completed. Retaining this reference creates unnecessary confusion and implies an additional level of review that is not applicable under the current regulatory framework. Removing such references will ensure the regulations

accurately reflect existing procedures, clarify the development review process, and prevent misinterpretation regarding required approvals.

CONCLUSION:

These amendments to ADU language would improve clarity, reduce unintended hardship, and allow for increased housing opportunities while maintaining compatibility with established neighborhoods and preserving the subordinate nature of ADUs to principal dwellings.

The amendments to the Subdivision Regulations would help streamline our processes and clear confusion for applicants.

Business and Community Affairs Committee

Proposed Code Amendments

City of Norman

March 5, 2026



Proposed Code Amendments

- Accessory Dwelling Unit (ADU) Placement and Setback Standards
- 650 Square Foot ADU Size Limitation in R-1
- Use of Existing Detached Structures as ADUs in R-1
- Plat Deadline Clean-Up in Subdivision Regulations
- Removal of Greenbelt Language from Subdivision Regulations

