



OKC Development Codes Update

Accessory Dwellings

Neighborhood Alliance Presentations

March 12 and 13, 2024

Agenda

- What is an Accessory Dwelling (AD)?
- Support for Accessory Dwellings
- planokc re-cap and new code approach
- Proposed ordinance
- Discussion
- Next Steps



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- **Have you heard the term “accessory dwelling”?**



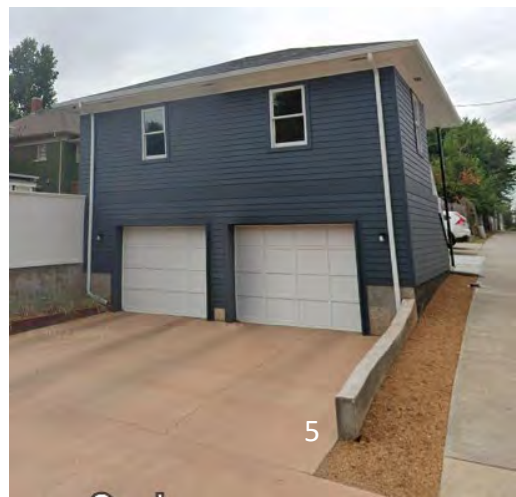
What is an Accessory Dwelling?

Small, secondary living units allowed in residential areas



8200.17 Accessory Dwelling: A dwelling that is accessory to a Principal Dwelling on the same lot. This includes a **building or part of a building** that provides complete independent living facilities for one (1) or more people, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Proposed definition



Benefits of Accessory Dwellings

- Expands housing capacity
- Creates affordable housing in traditional neighborhoods
- Supports home ownership (supplemental income)
- Improves social benefits
- Provides more housing in walkable areas
- Accommodates existing non-conforming dwellings



Dwellings in the existing code

One dwelling unit, other than a manufactured (mobile) home, that is a freestanding and structurally separated building used exclusively for residential purposes. It is located on a lot or building site that is unoccupied by any other dwelling unit or main building. A typical use is a single detached dwelling.

Description of R-1 Single-Family Residential per the municipal code



Support for Accessory Dwellings

Support for Accessory Dwellings

- planokc policies
- 2022 Code Update Survey
- 2021 Housing Affordability Study Survey
- 2020 Analysis of Impediments to Fair Housing Choice
- Recent rezoning applications
- Peer city approaches



planokc policies

- Increase density where appropriate
 - *Reduce cost of city services and infrastructure*
 - *Support transit, bike lanes, retail stores, schools and parks*
- Improve community health
 - *Opportunities for walking, instead of driving*
 - *Decrease negative health impacts due to respiratory issues and obesity*
- Decrease number of abandoned homes
- Provide housing choices for all stages of life



planokc policies



Policy L-12

Modify codes and/or regulations to create opportunities for more income diversity and mixed-income neighborhoods by **allowing a variety of housing ownership and leasing arrangements, diverse housing sizes and types – including accessory dwelling units, carriage homes, lofts, live-work spaces, cottages, and manufactured/modular housing.**

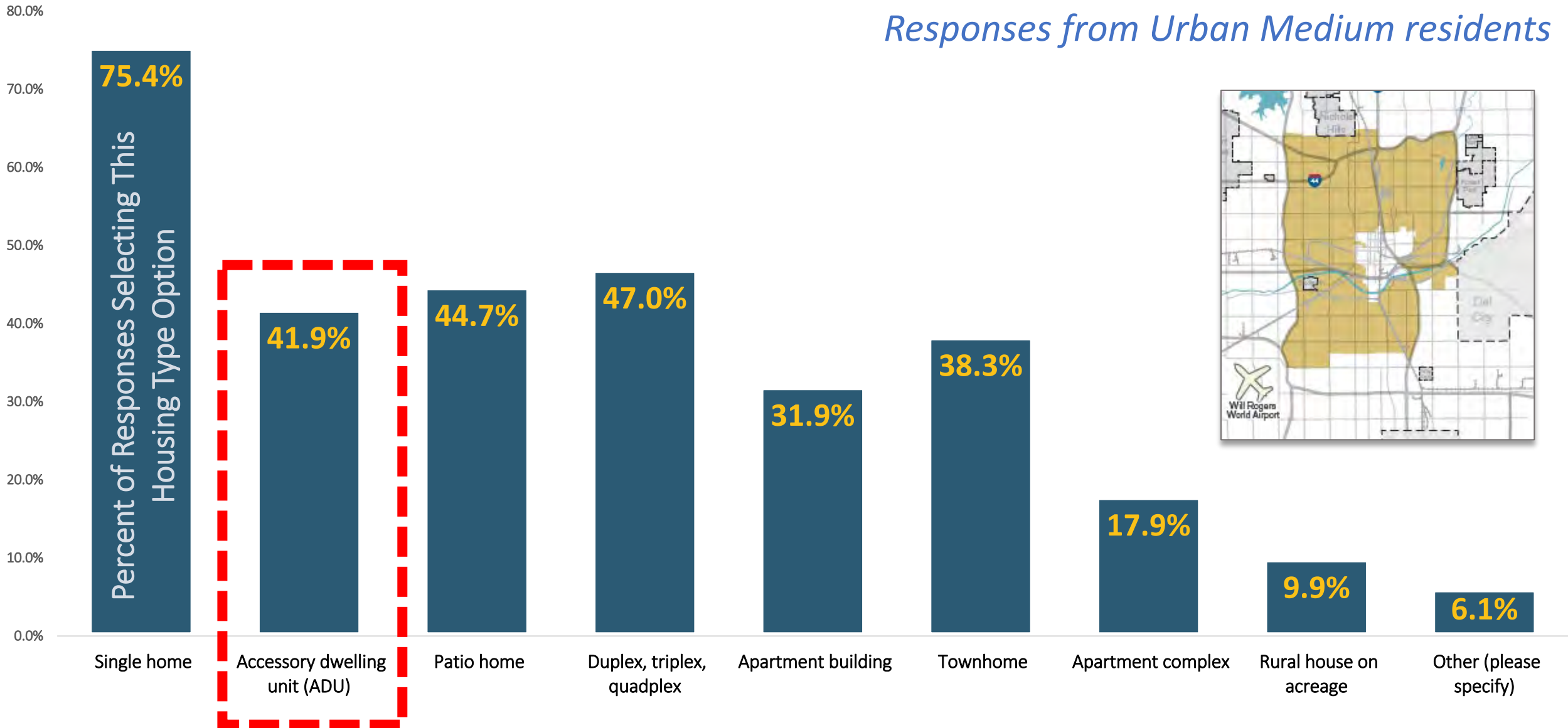
Policy SU-9

Revise subdivision and zoning regulations to allow increased densities as appropriate. For example, density potential could be increased by **allowing “cottage” or “pocket” neighborhoods and accessory dwelling units** (additional dwelling units allowed on owner-occupied properties) where appropriate.

2022 Code Update Survey Question (Select all that apply)

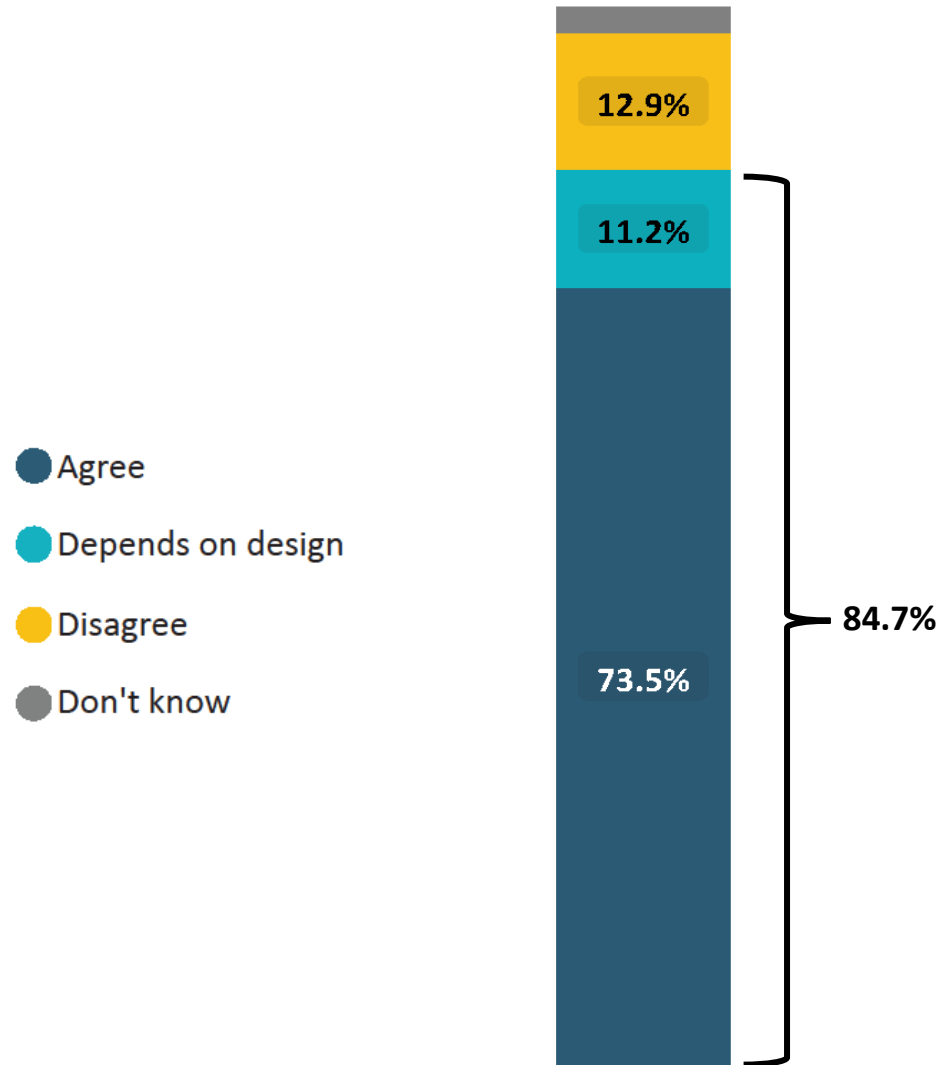
“I would be interested in living in the following other type of house”

Responses from Urban Medium residents



2022 Code Update Survey Question

Responses from Urban Medium residents



It is OK for a house next to me to have a freestanding, smaller dwelling in the backyard



SPUDs that have allowed ADs



SPUD-1136

Along Gatewood Avenue south of NW 23rd, R-4 base zone, **35-foot height** for all buildings; **two parking spaces** per dwelling, 60% lot coverage



SPUD-1316 (not yet built)

NW 30th near N Walker, R-2 base zone/HL overlay; **25-foot height**; footprint limited to 780 sf including any garage space, **two parking spaces** per dwelling, 50% lot coverage

SPUD-1478 (not yet built)

Along Eubanks between N Pennsylvania and N Youngs Blvd. R-1 base zone, **1-story height** limit, **one parking space** for the ADU, 50% lot coverage

What are other cities doing?

City	AD Allowed?	Where Are They Allowed	Max Size Allowed	Parking Requirements
Austin	Yes	In zones SF-3, SF-5, or SF-6, (Comparable to R-2, R-3, & R-4)	1,100 sq ft or 0.15 FAR, whichever is smaller	1/AD
Nashville	Yes	In limited zones; similar to R-4 and mixed office zones	750 sq ft	Determined by zoning
Minneapolis	Yes	Zones for single- and two-family homes	1,300 sq ft or 16% of lot area, whichever is greater	None
San Antonio	Yes	R-1, R-2, R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6 and in MF	800 sq ft or 50% the size of main house whichever is larger	Only required for ADs over 800 sq ft
Atlanta	Yes	R-4, R-4A, & R-5	750 sq ft	No required dedicated space for ADs

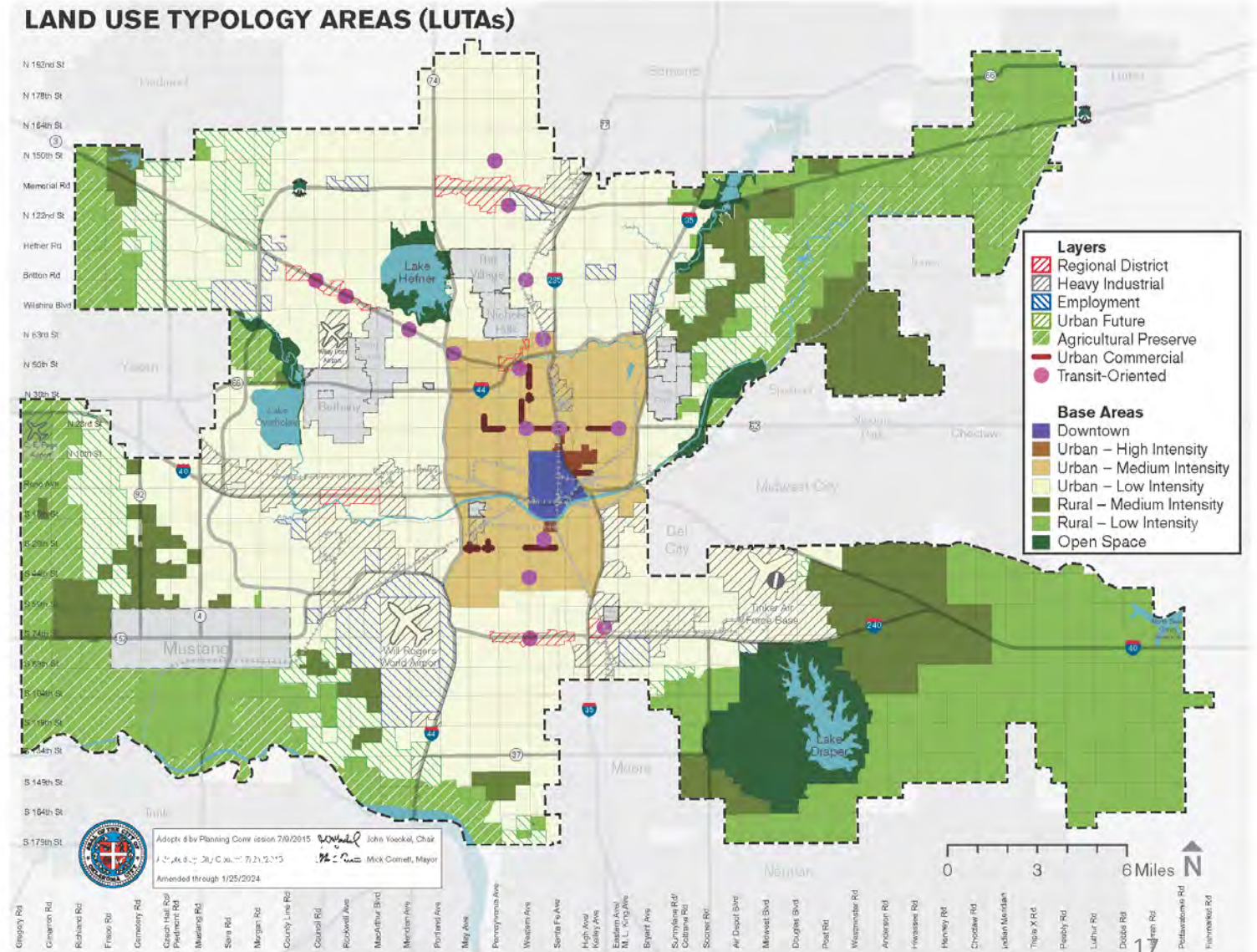


planokc recap & new code approach

planokc Land Use Typology Areas (LUTAs)



“The LUTAs are oriented around a spectrum of development intensities – from undeveloped Open Space, to the high intensity of Downtown.”
 - *planokc Development Guide*



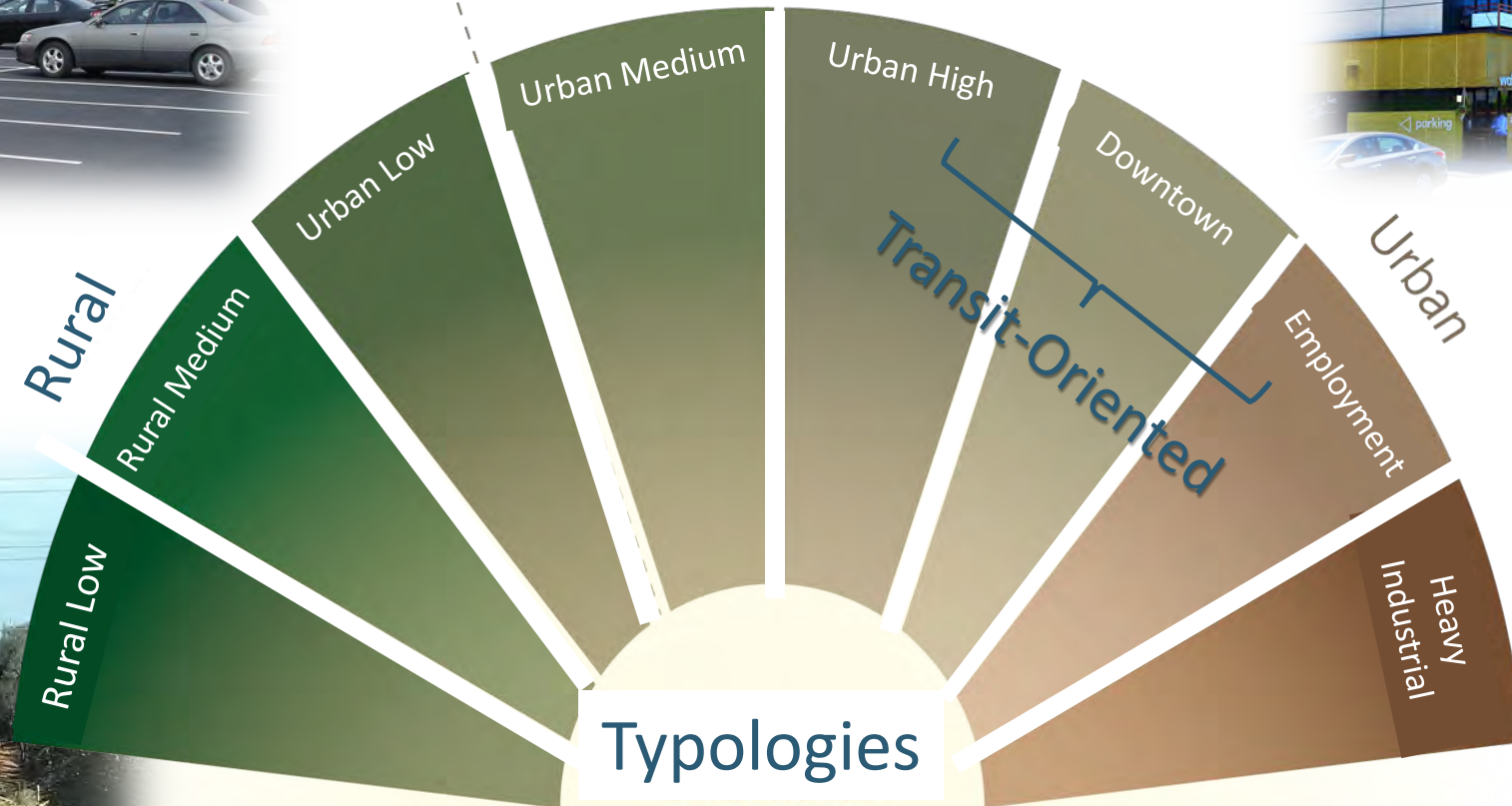
planokc LUTAS



Suburban

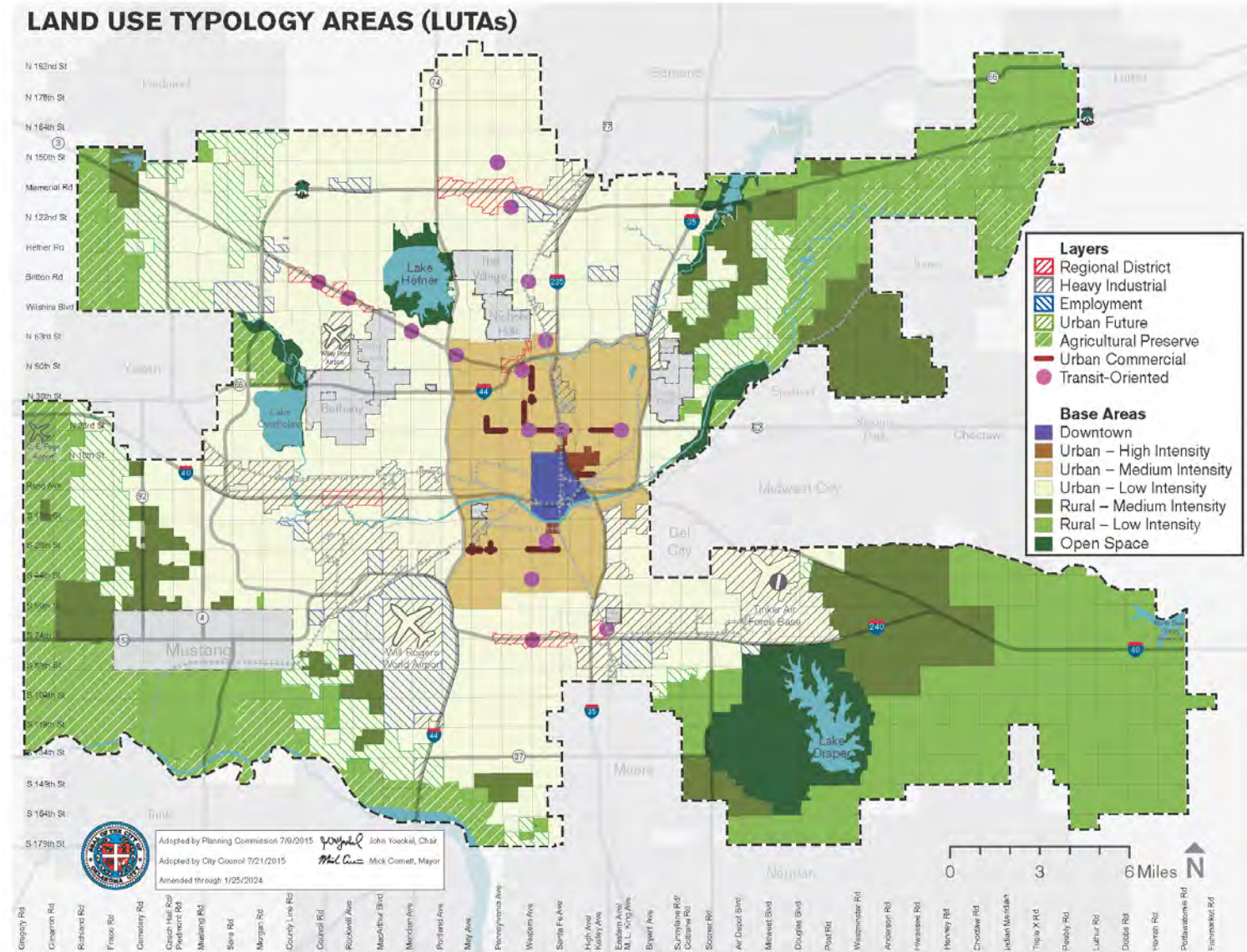


Urban



New code: LUTA zone approach

- Organize new zoning districts based on LUTAs
- Integrate more deliberate standards to align with LUTAs
 - Compatibility
 - Building and streetscape design
 - Parking
 - Walkability
 - Transit usage



Accessory dwellings in the new code

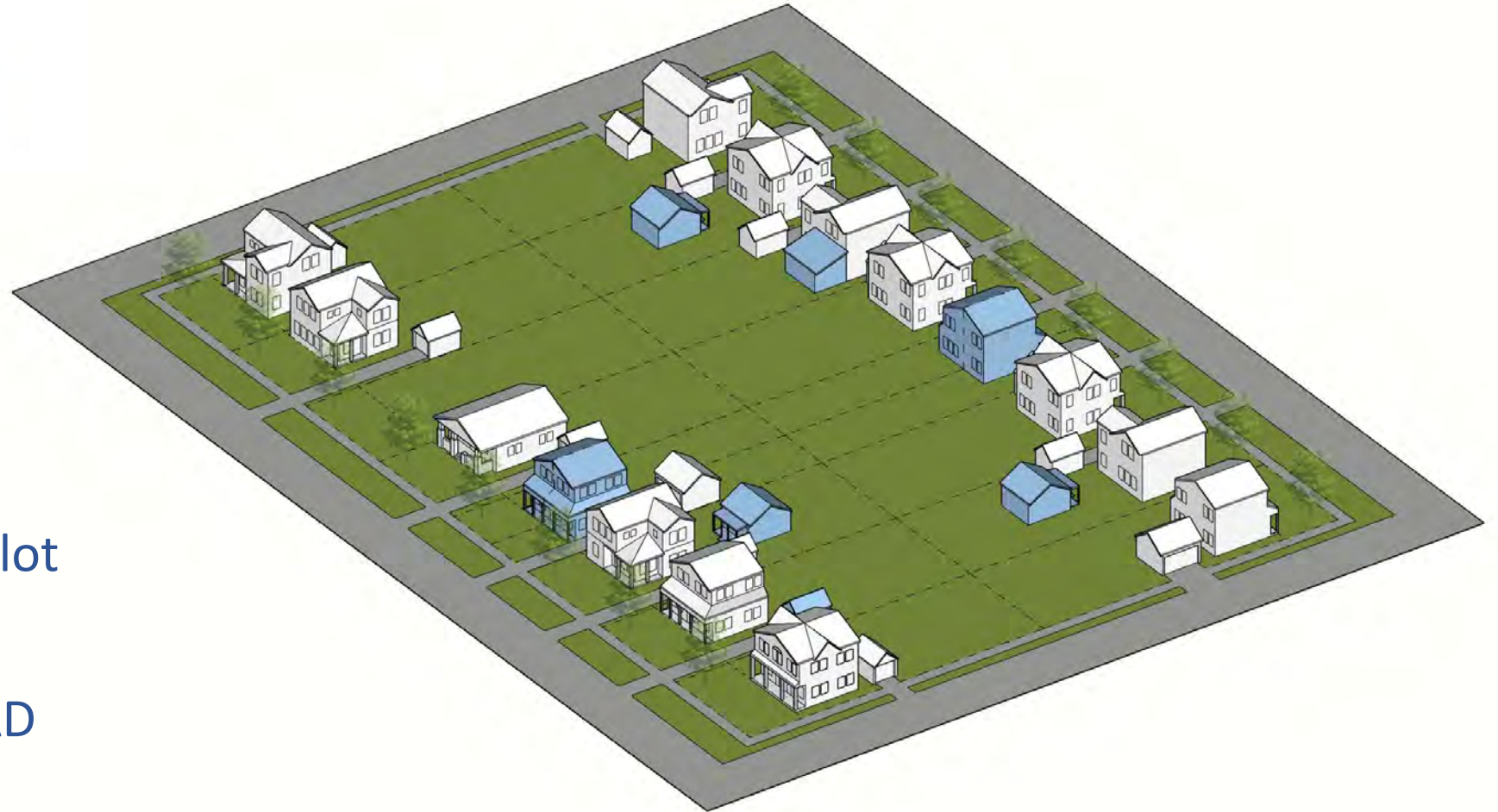


OKC
Development
Codes Update

UM-SD Pattern 1

One primary building,
up to two dwellings per lot

- Single dwelling
- Single dwelling + AD
- Duplex



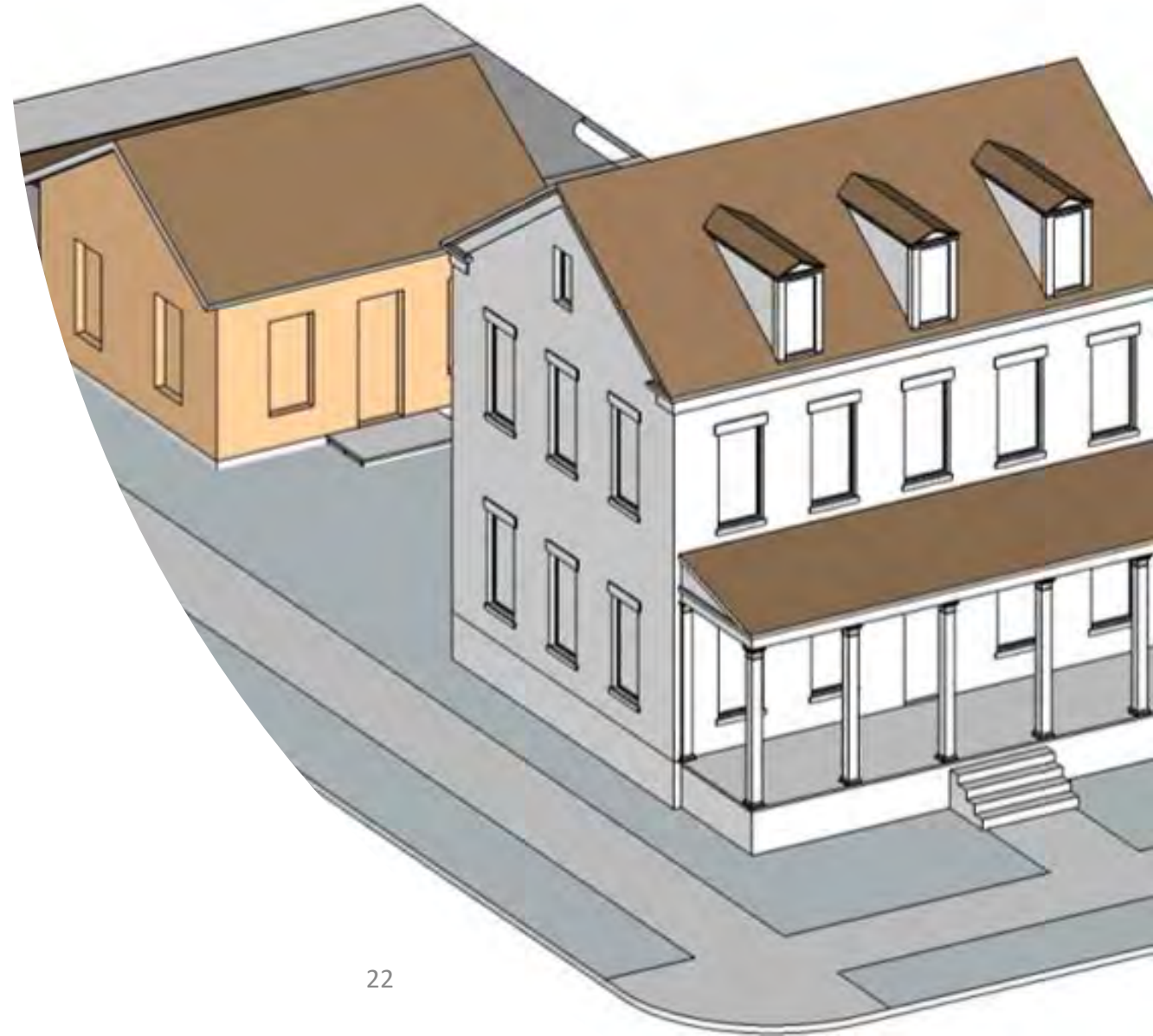


Proposed ordinance (2024)

Approach

In advance of the rest of the code update:

- Allow Accessory Dwellings in the UM and UH LUTAs if they meet certain conditions



Why start with UM & UH?

- Many UM & UH neighborhoods already have accessory dwellings (which are not supported by the existing zoning code)
- Incentivize development in the core to meet **planokc**, **adaptokc**, and **preserveokc** goals of less driving, more walkability
- Desire for increased infill development
 - Currently being done on a case-by-case basis at Planning Commission/City Council
 - No uniformity and predictability for neighbors or developers



Proposed Conditions

- Site is located in the Urban Medium (UM) or Urban High (UH) LUTA
- Site is zoned R-1 or is a single-family structure located on property zoned R-2, R-3, or R-4
- One AD allowed per lot
 - Detached or attached
- AD may not be divided from the property ownership of the Principal Dwelling



Conditions, cont'd

- Maximum height of 25 ft
- Setbacks: as per zoning district
 - Exemptions if an existing AD does not meet setbacks
- Ability to locate a new dwelling in front of a home that was built to the back of the lot (but still must meet front setback)



Conditions, cont'd

- Accessory Dwellings and all other accessory buildings and structures count toward the lot coverage maximum of the zone
- In addition, the ground floor of an AD plus all accessory structures cannot exceed:
 - Lots up to 15,000 sf: 15%
 - Lots over 15,000 sf: 10%
- *Avoids interpretation between accessory dwellings and accessory buildings*
- *Based on as-built examples*
- *Accounts for different lot sizes*



Conditions, cont'd

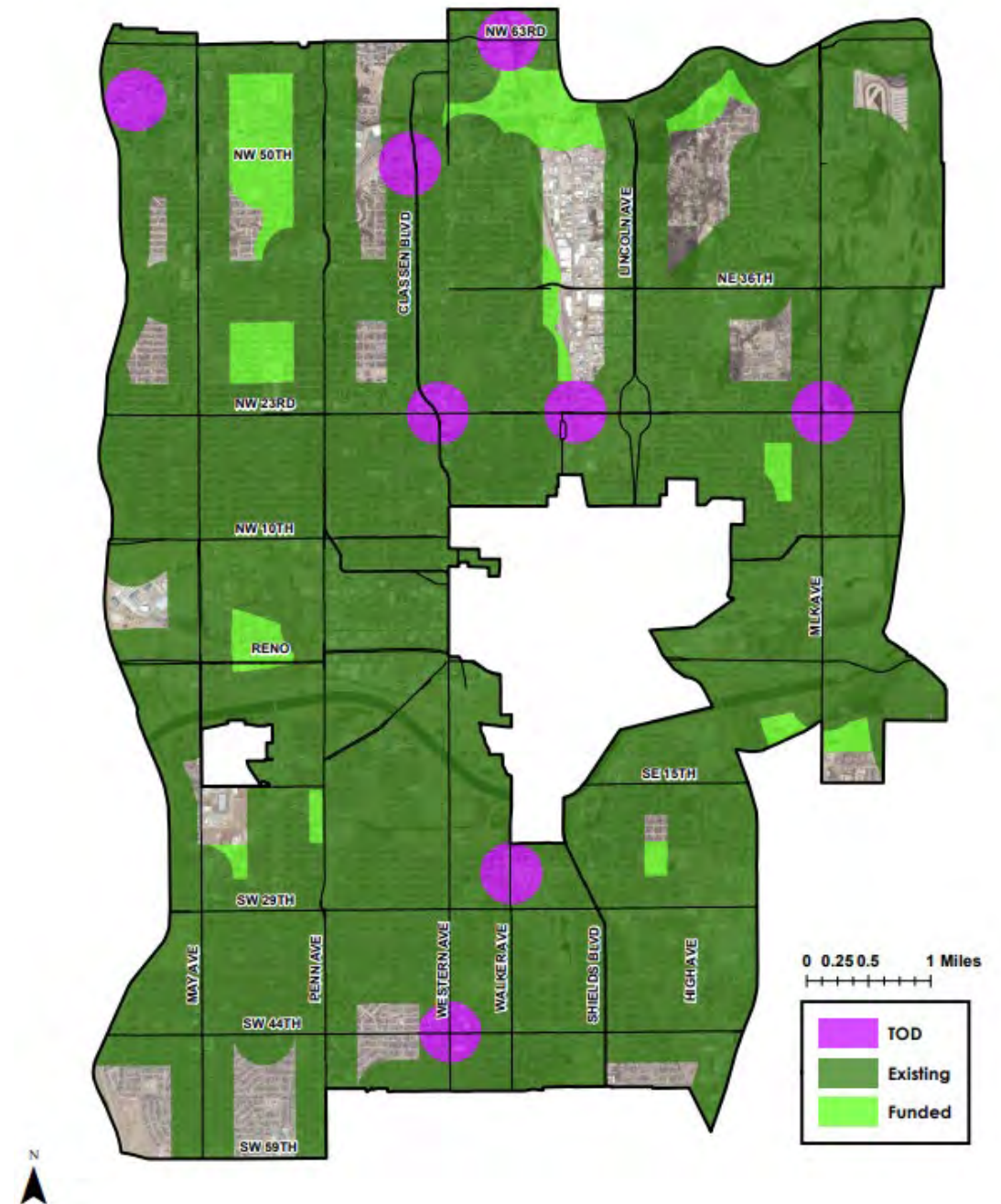
- Carports, porches, and decks do not count toward lot coverage
- Roof top decks prohibited
- Second floor decks and balconies allowed when:
 - facing the interior of the property
 - including sight-proof sidewall screening
 - widest dimension oriented toward Primary Dwelling



Conditions, cont'd

- No on-site parking required

*Vast majority of UM and UH sites are **within 1/4 mile** of existing or funded transit stop, an existing or planned multi-use trail, bike lane, or shared route bike facility*



UM & UH Approach – FAQ's

What about Historic Preservation/Historic Landmark (HP/HL) Districts?

- Proposed changes would allow ADs in base zones with Historic Landmark (HL) overlay; Historic Preservation guidelines still apply
- Continued outreach for Historic Preservation (HP) base zoning districts

What about all other LUTAs?

- Code development continues





Discussion



CRACKING THE CODE: ACCESSORY DWELLING UNITS IN THE URBAN CORE



TUESDAY, MARCH 12, 2024 | 6:30 PM VIA ZOOM

JOIN US AS CITY STAFF EXPLAINS POTENTIAL CODE UPDATE LANGUAGE ALLOWING ACCESSORY DWELLING UNITS AND FEEDBACK

Next steps

- Reviewed by Stakeholder Advisory Committee - January 2024
- Presentation at Neighborhood Alliance events - March 12 & 13, 2024
- Planning Commission
 - Study Session - November 2, 2023
 - Development Regulations Committee - March 14, 2024
 - Planning Commission (t.b.d. - two hearings)
- City Council (t.b.d. - three hearings)



OKC Code Update Contact Information

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<https://www.okc.gov/departments/planning/current-projects/development-codes-update>