



OKC Development Codes Update

Accessory Dwellings

Planning Commission Introduction

May 9, 2024

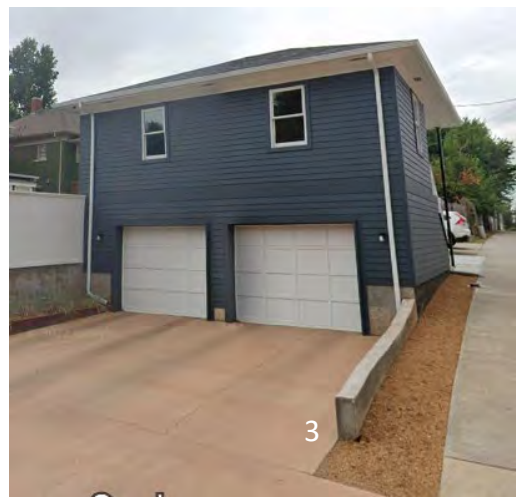
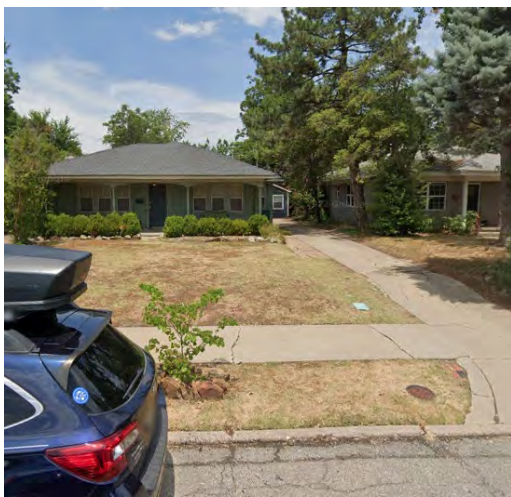
What is an Accessory Dwelling?

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.

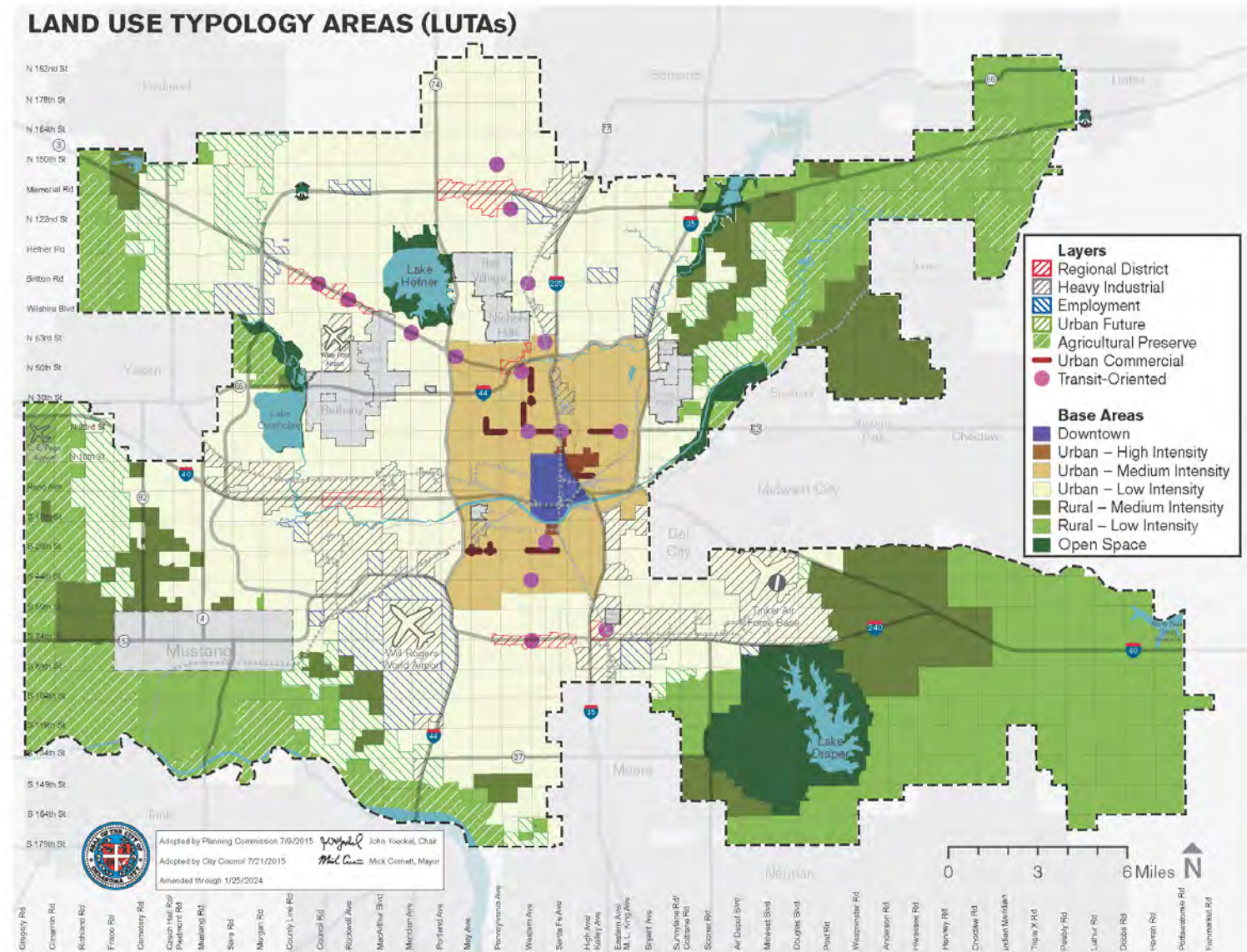
Proposed definition



planokc 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 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.

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

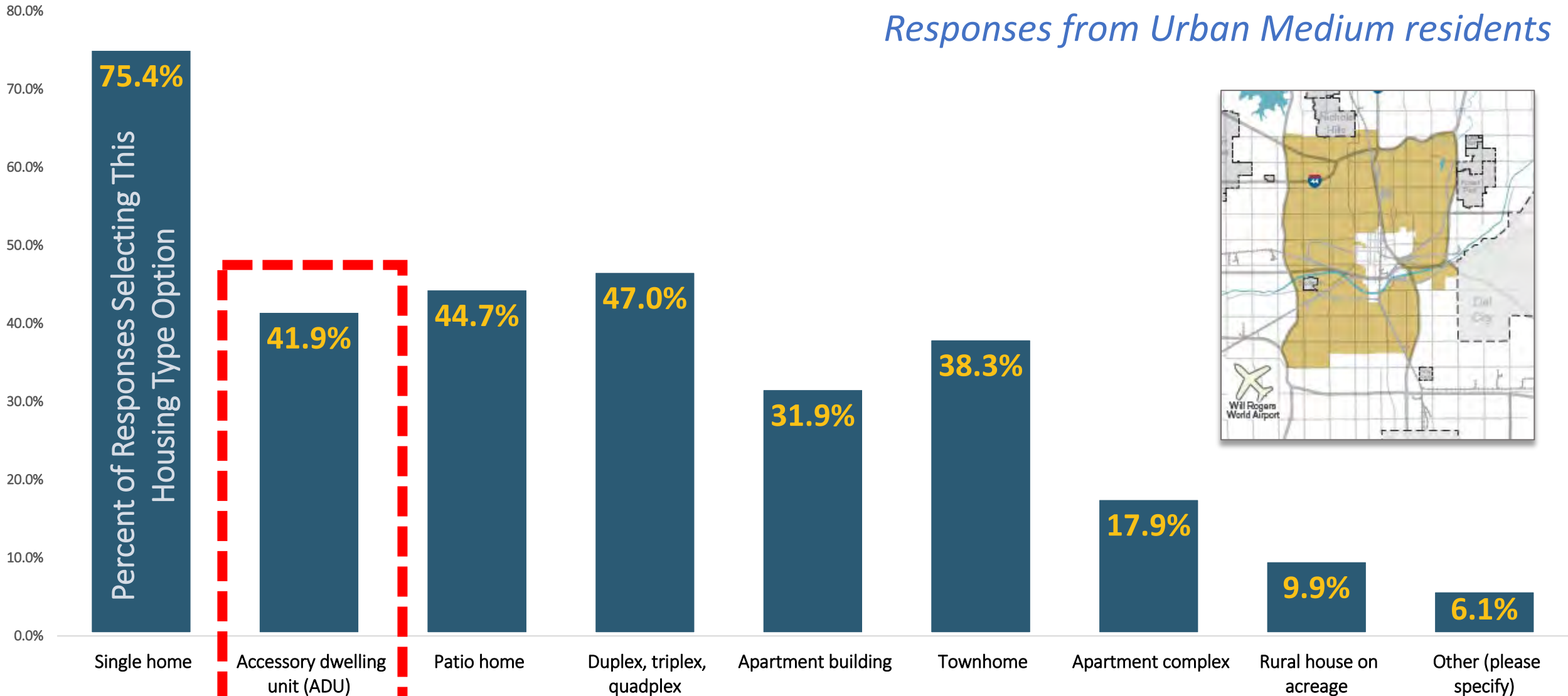
Support for Accessory Dwellings

- 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
- Outreach response



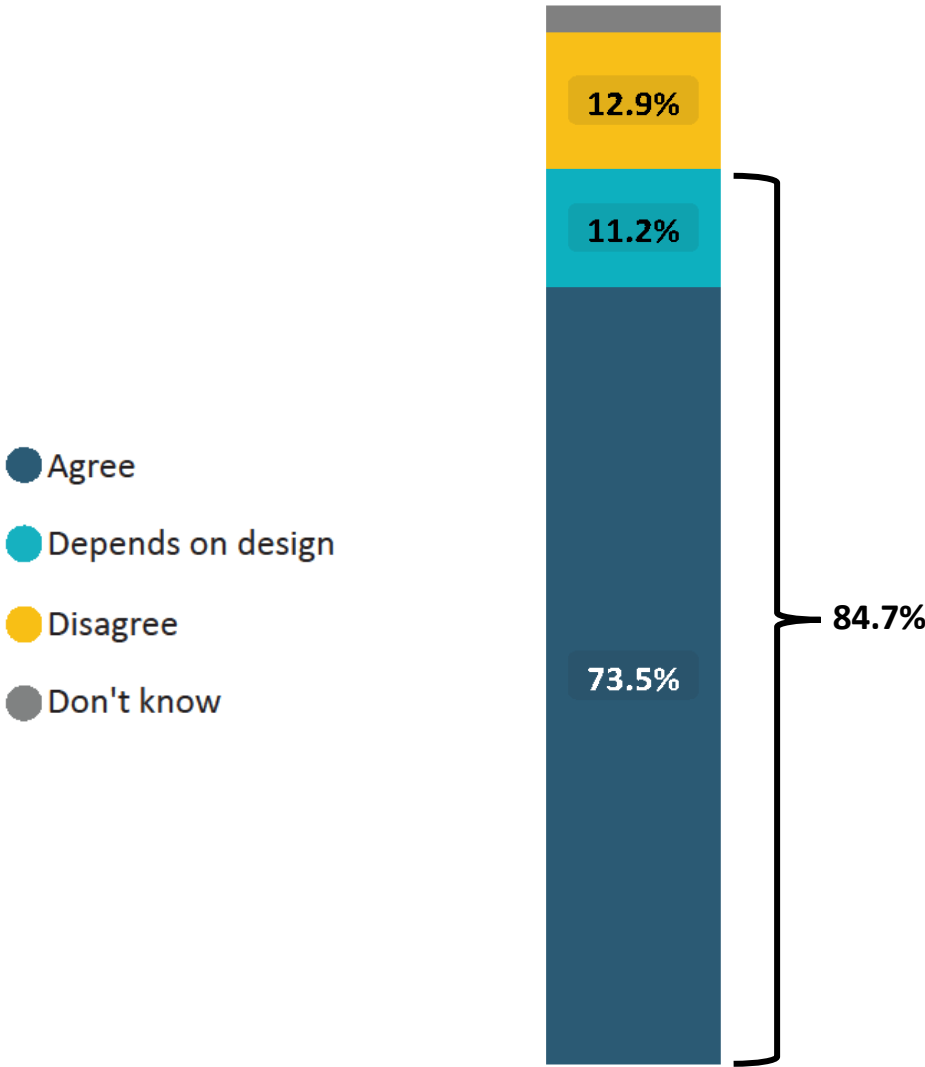
2022 Code Update Survey Question (Select all that apply) “I would be interested in living in the following other type of house”

Responses from Urban Medium residents



2022 Code Update Survey Question

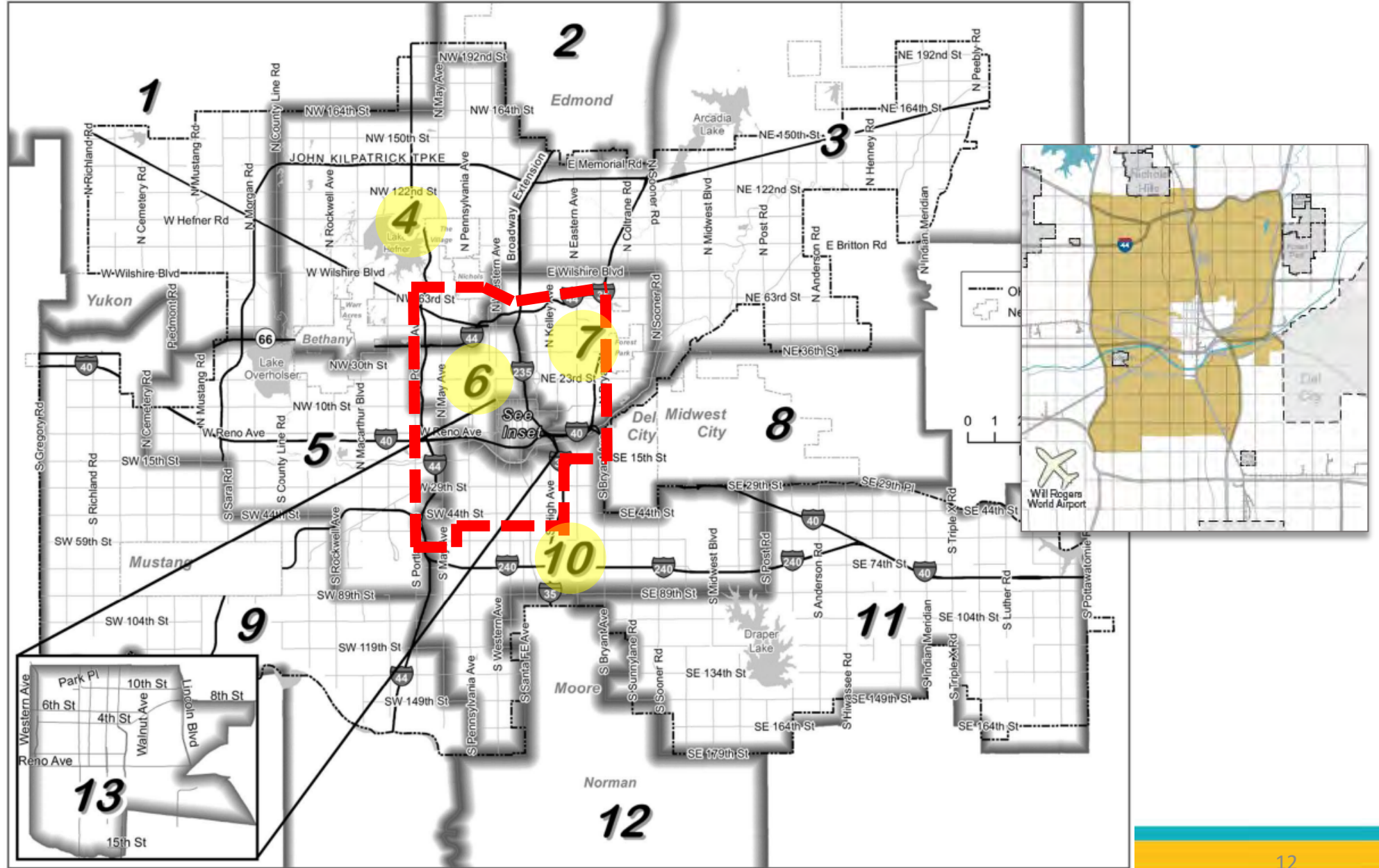
Responses from Urban Medium residents



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



2021 Housing Affordability Study Survey



2021 Housing Affordability Study Survey

Table 29 Summary of Support or Agreement by Subarea

	Strong Support / Agreement									
	Northwest-Rural (1)	Northeast-Rural (3)	Northwest-Urban (4)	Southwest-Urban (5)	Central (6)	Northeast-Urban (7)	Southwest-Rural (9)	Southeast-Urban (10)	Southeast-Rural (11)	Downtown (13)
Is it all right for someone who owns their home to build an apartment or cottage in their backyard?	34%	42%	46%	45%	65%	41%	39%	40%	25%	74%
How comfortable are you living in a neighborhood where all of the houses and lots are about the same size and style?	36%	37%	41%	44%	27%	34%	58%	37%	25%	36%
How comfortable are you living in a neighborhood with housing variety, where there is a gradual change from townhomes or smaller houses to larger houses?	44%	57%	36%	36%	59%	48%	24%	30%	34%	65%

2020 Analysis of Impediments to Fair Housing Choice

Common zoning regulations that impact fair housing

Finding: Accessory dwelling units are not allowed in Oklahoma City's existing zoning code and are not included as a type of residential use

Recommendation:

- allow small second units or accessory dwelling units in existing single-family zone districts.
- units may be internal, attached, or detached.



Root Policy Research
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Oklahoma City

Analysis of Impediments to Fair Housing Choice

PREPARED FOR:

Oklahoma City
200 N. Walker Avenue
Oklahoma City, OK 73102
www.okc.gov/home

CREATED

01/31/2020

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

City	Max Size Allowed	Parking Requirements
Austin	1,100 sq ft or 0.15 FAR, whichever is smaller	1/AD
Nashville	750 sq ft	Determined by zoning
Minneapolis	1,300 sq ft or 16% of lot area, whichever is greater	None
San Antonio	800 sq ft or 50% the size of main house whichever is larger	Only required for ADs over 800 sq ft
Atlanta	750 sq ft	No required dedicated space for ADs

What are other cities doing?

Outreach

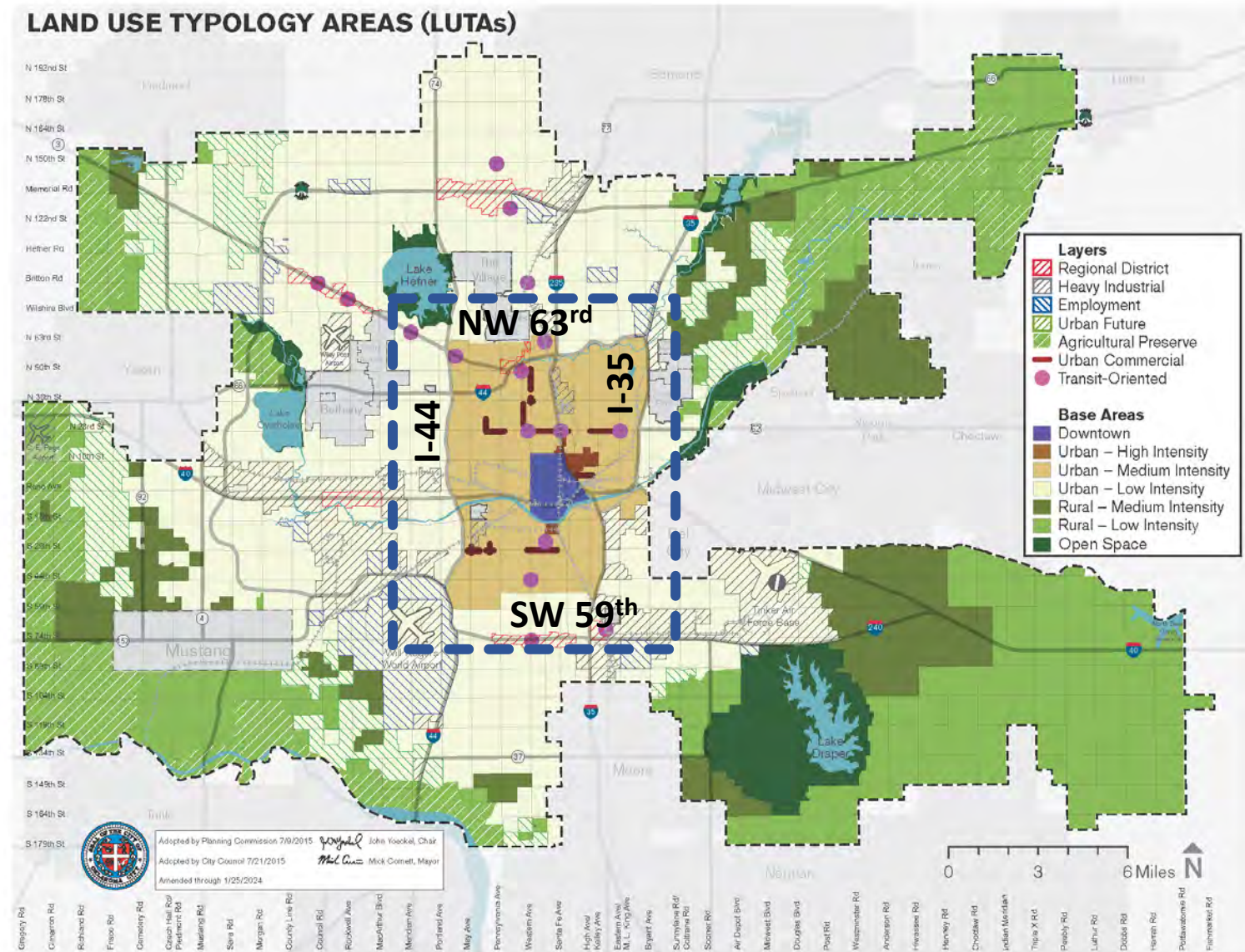
- Focus Groups 2021 – 2023
- Coordination with Utilities and Fire Departments
- Reviewed by Stakeholder Advisory Committee, January 2024
- Presentations to Oklahoma City Metropolitan Association of Realtors, March 2024
- Presentations at Neighborhood Alliance events, March and April 2024
- Planning Commission
 - Study Session, November 2023
 - Development Regulations Committee, March 2024
- Draft released for public comment, April 2024

From codeupdate@okc.gov : 73 emails: 71% For, 29% Against

Facebook from OKC post on April 24: 298 Likes, 135 comments, 134 For and 1 against.

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



New code approach to accessory dwellings

- Consider in all LUTAs with deliberate, context-specific regulations
 - Height
 - Lot coverage/building coverage
 - Setbacks
 - Parking



Why start with UH & UM?

- Many UM & UH neighborhoods already have accessory dwellings
- Incentivize development in the core to meet goals of **planokc**, **adaptokc**, and **preserveokc**
- 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



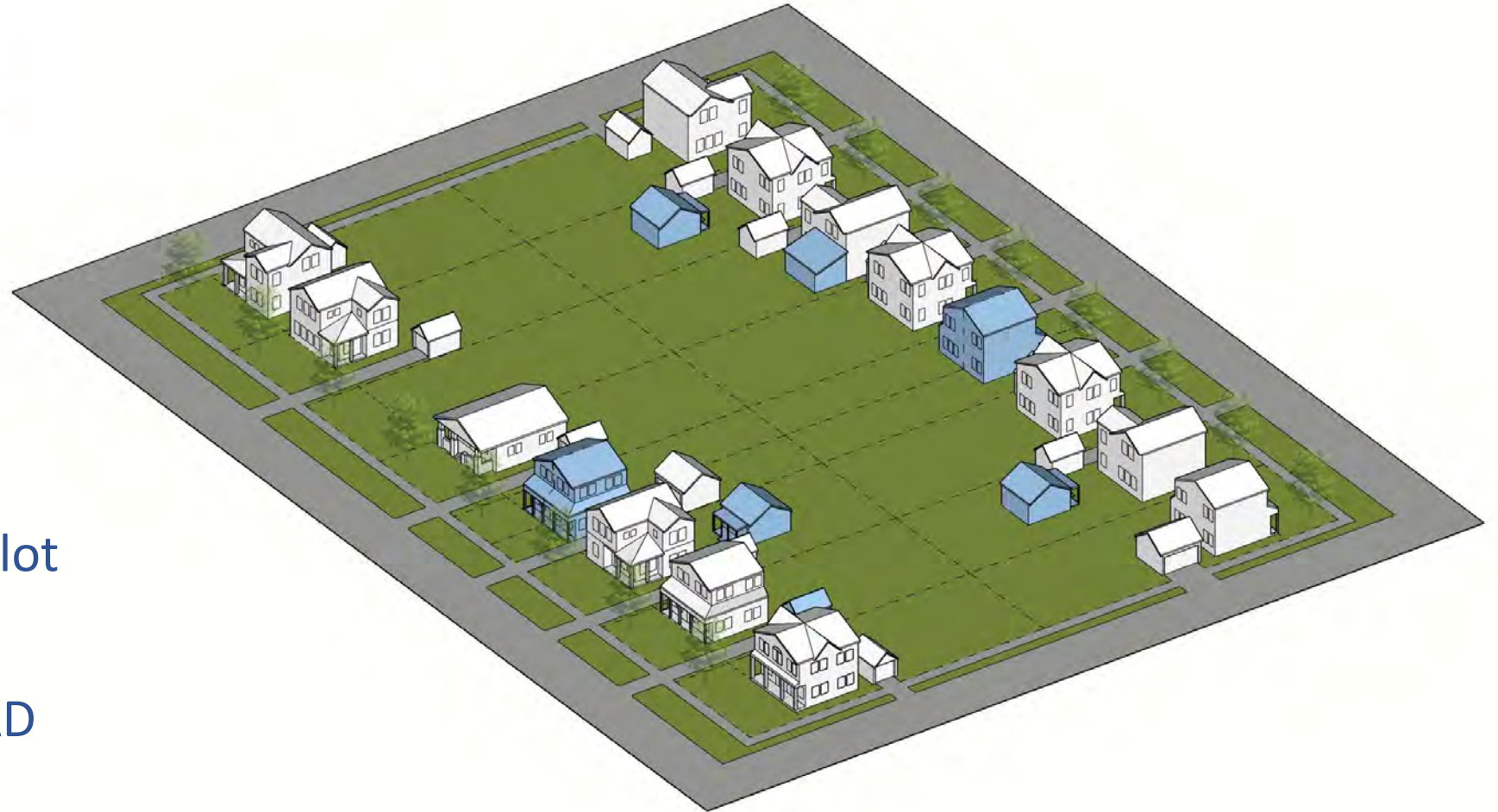
New code approach to accessory dwellings



UM-SD Pattern 1

One primary building,
up to two dwellings per lot

- Single dwelling
- Single dwelling + AD
- Duplex



New zoning code timeline





Accessory Dwellings in the Existing Code

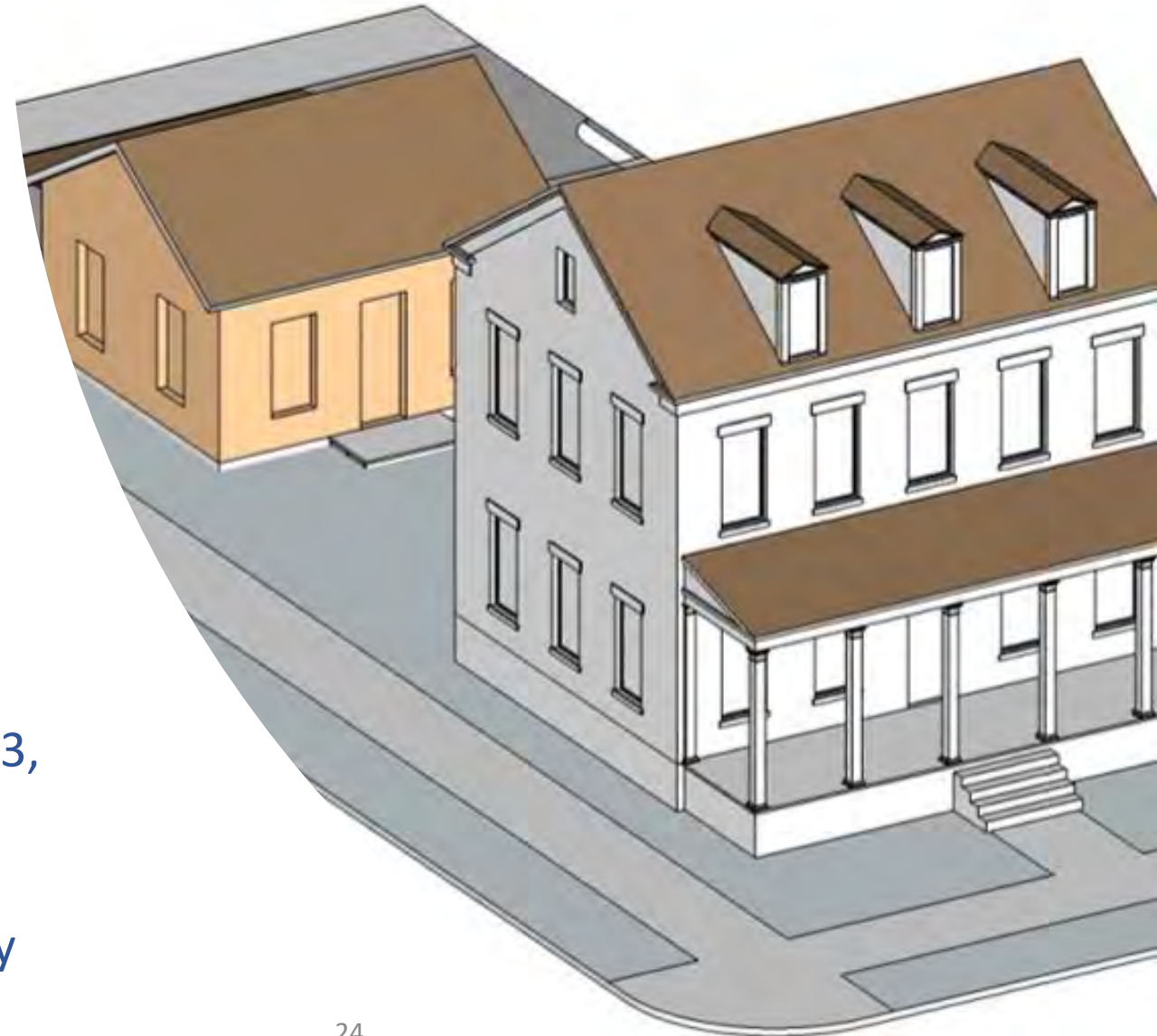
Approach

In advance of the rest of the code update:

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

By:

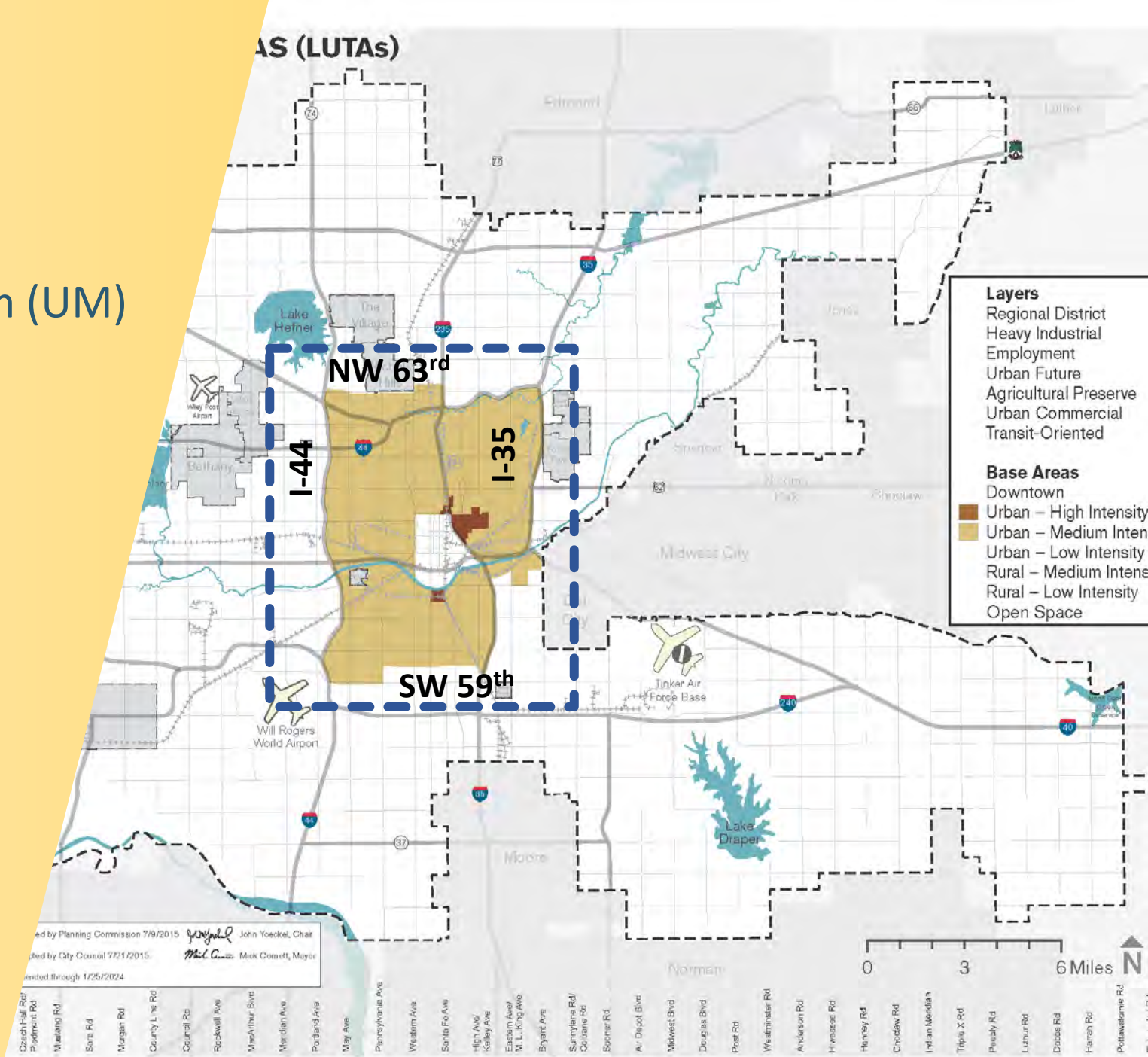
- Adding “Accessory Dwelling” to 59-2150 Definitions and 59-8200 Residential use unit classifications
- Adding AD’s as a Conditional Use in R-1, R-2, R-3, and R-4 districts to Table 6100.1 Agricultural and Residential Districts Use Regulations
- Adding Conditional Use standards for Accessory Dwelling to 59-9350 Standards for Specific Uses



Conditions

General Standards

- Site is located in the Urban Medium (UM) or Urban High (UH) LUTA



Conditions, cont'd

General Standards

- 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 NC, 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
- AD must be addressed separately from the Principal Dwelling



Conditions, cont'd

General Standards

- Accessory Dwellings follow Conditions in 59-9350 Standards for Specific Uses, **not** 59-12200 Standards for Accessory Buildings



Conditions, cont'd

Building Siting & Massing

- 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

Building Siting & Massing

- 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 buildings cannot exceed:
 - Lots up to 15,000 sf: 15%
 - Lots over 15,000 sf: 10%
- 3 ft wide pathway required for emergency services access if no vehicular access is available



Conditions, cont'd

Design

- Roof top decks prohibited
- Second floor decks and balconies allowed with conditions:
 - less than 100 sq. ft.
 - oriented toward the front property line or side street (for corner lots)
 - includes sight-proof sidewall screening
- Manufactured Homes (ref. 59-2150.2) are not allowed

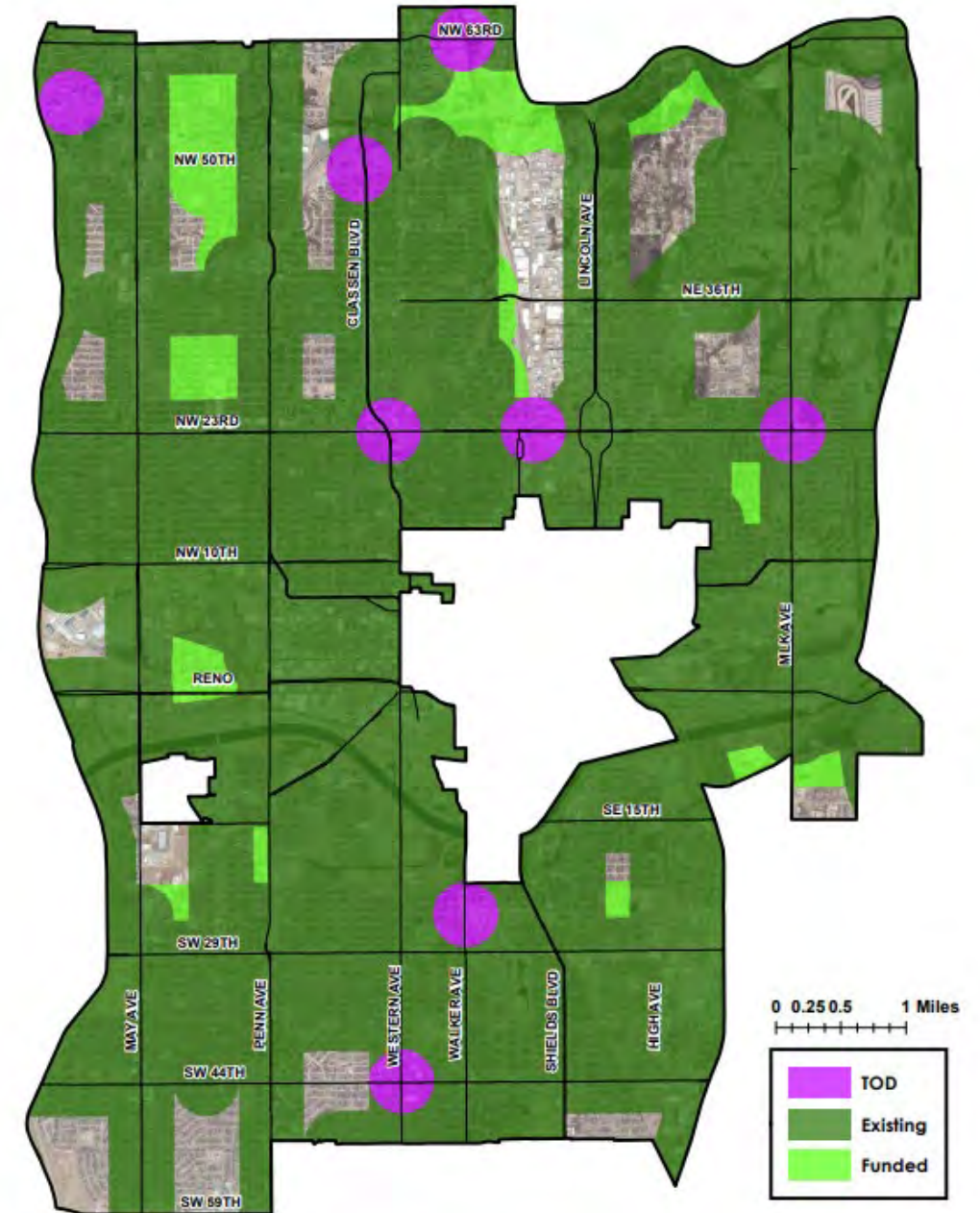


Conditions, cont'd

Parking

- No off-street parking required
 - unless pavement of fronting street is less than 26 ft
- No new parking allowed in front of the Principal Dwelling

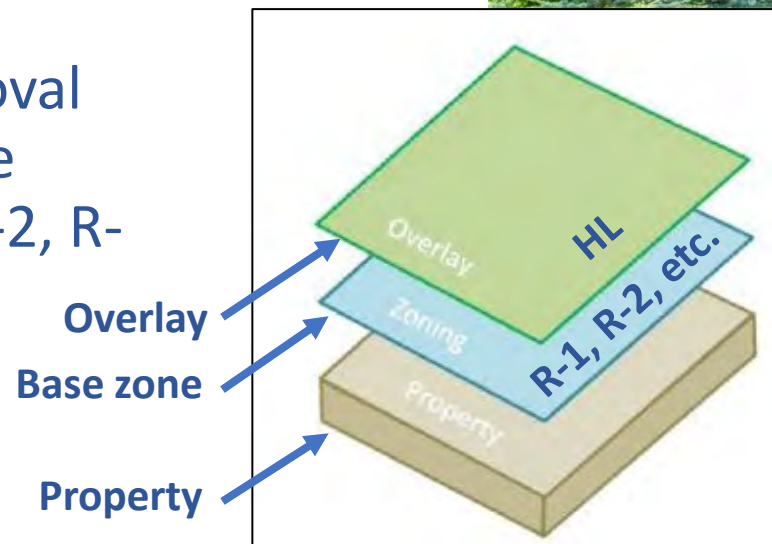
*Vast majority of UM and UH sites are **within 1/4 mile** of existing or funded transit stop, an existing or planned multi-use trail, bike lane, or shared route bike facility*



Historic Landmark Overlay Districts (“HL”)

Heritage Hills East, Jefferson Park, and Paseo

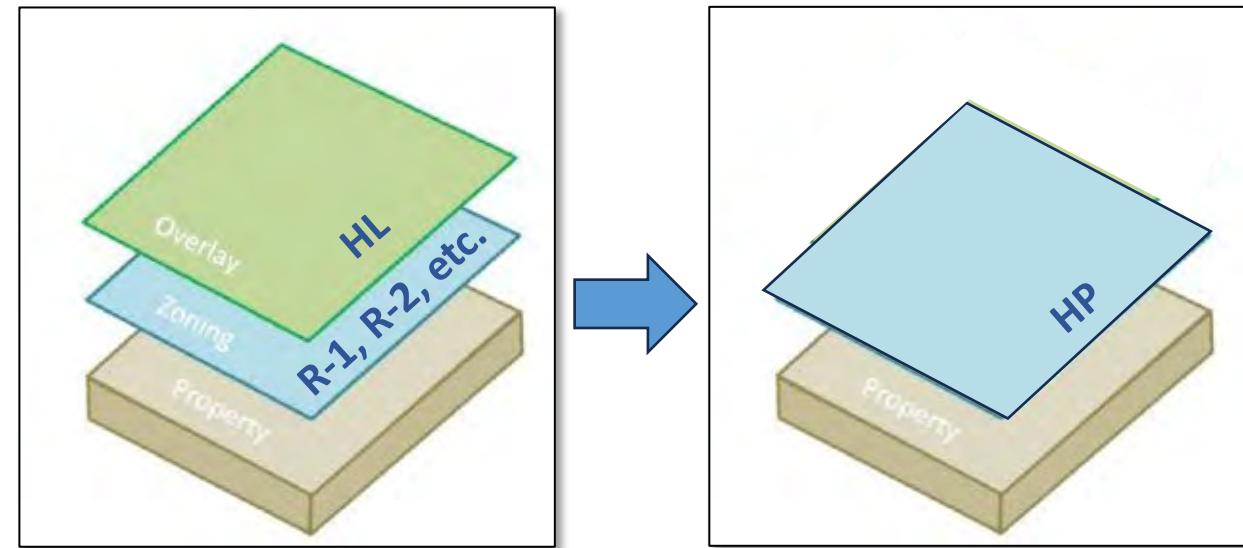
- This ordinance would allow accessory dwellings in “HL” overlay districts if the property has one of the base zones that is a condition of approval (R-1 or is a single-family structure located on property zoned NC, R-2, R-3, or R-4).
- Historic Preservation guidelines and review process still apply - including public notice.



Historic Preservation Districts (“HP”)

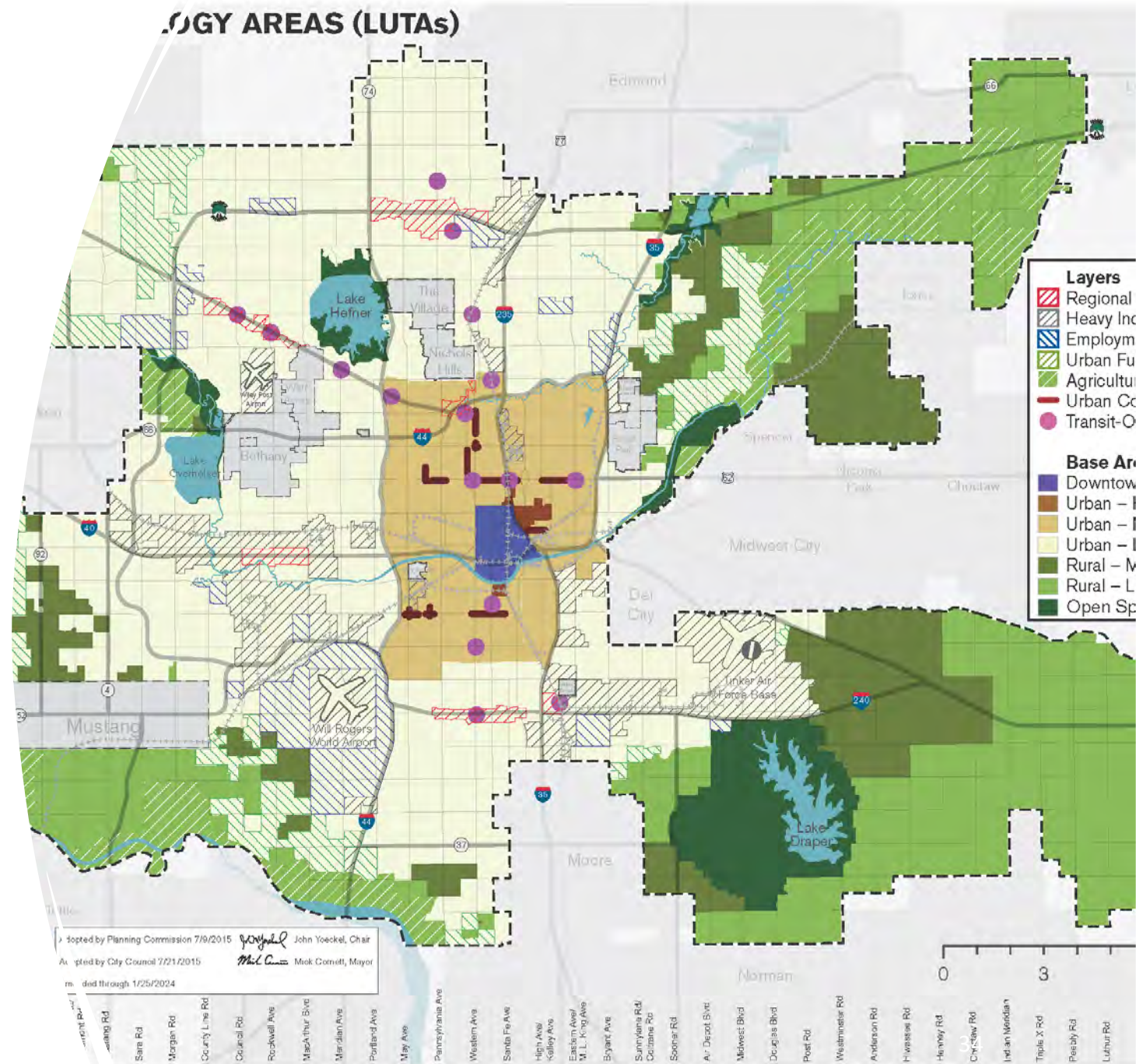
Crown Heights, Edgemere, Heritage Hills, Mesta Park, Putnam Heights, and Shepherd

- This ordinance would not allow accessory dwellings in “HP” because “HP” does not have any of the underlying base zones that are a condition for approval.
- Outreach continues as context-specific regulations for all zones are developed.



Other LUTAs

- Code development continues



Next steps

- Planning Commission
 - Introduction: May 9, 2024
 - Recommendation: June 13, 2024
- City Council (t.b.d.)
 - Introduction
 - Public Hearing
 - Adoption



Questions?

Contact Information

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<https://www.okc.gov/codeupdate>