



# OKC Development Codes Update

Accessory Dwellings

Planning Commission Recommendation

June 13, 2024

# What is an Accessory Dwelling?

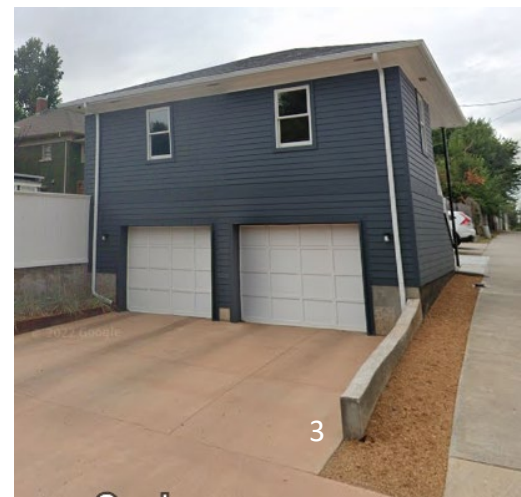
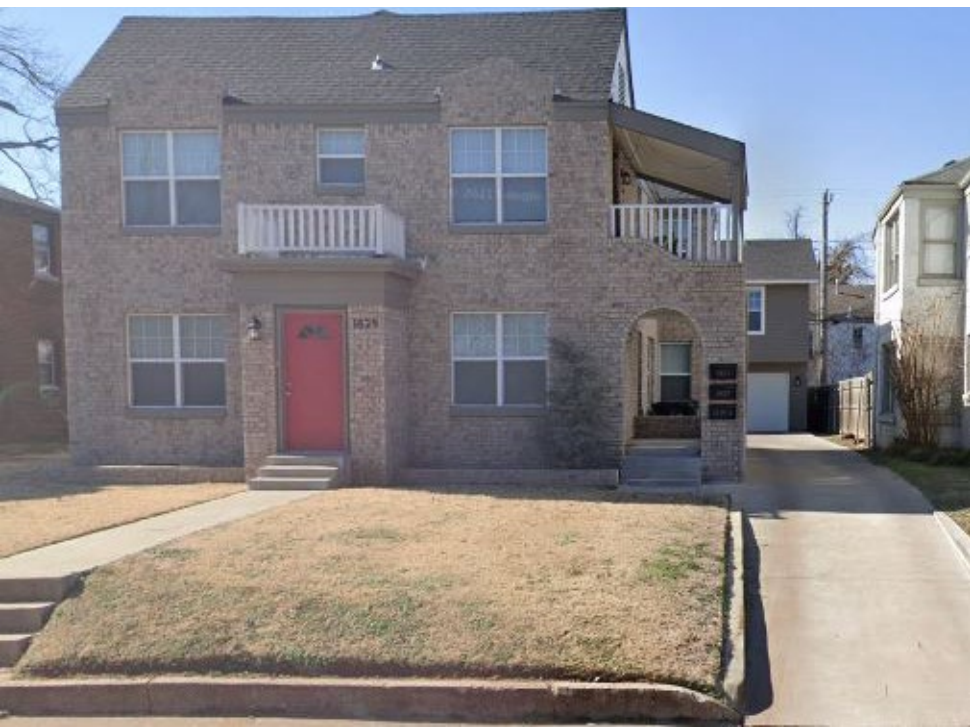
*Small, secondary living unit allowed in residential areas*



**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*

# Accessory Dwellings: A Historic Building Type



# Benefits of Accessory Dwellings

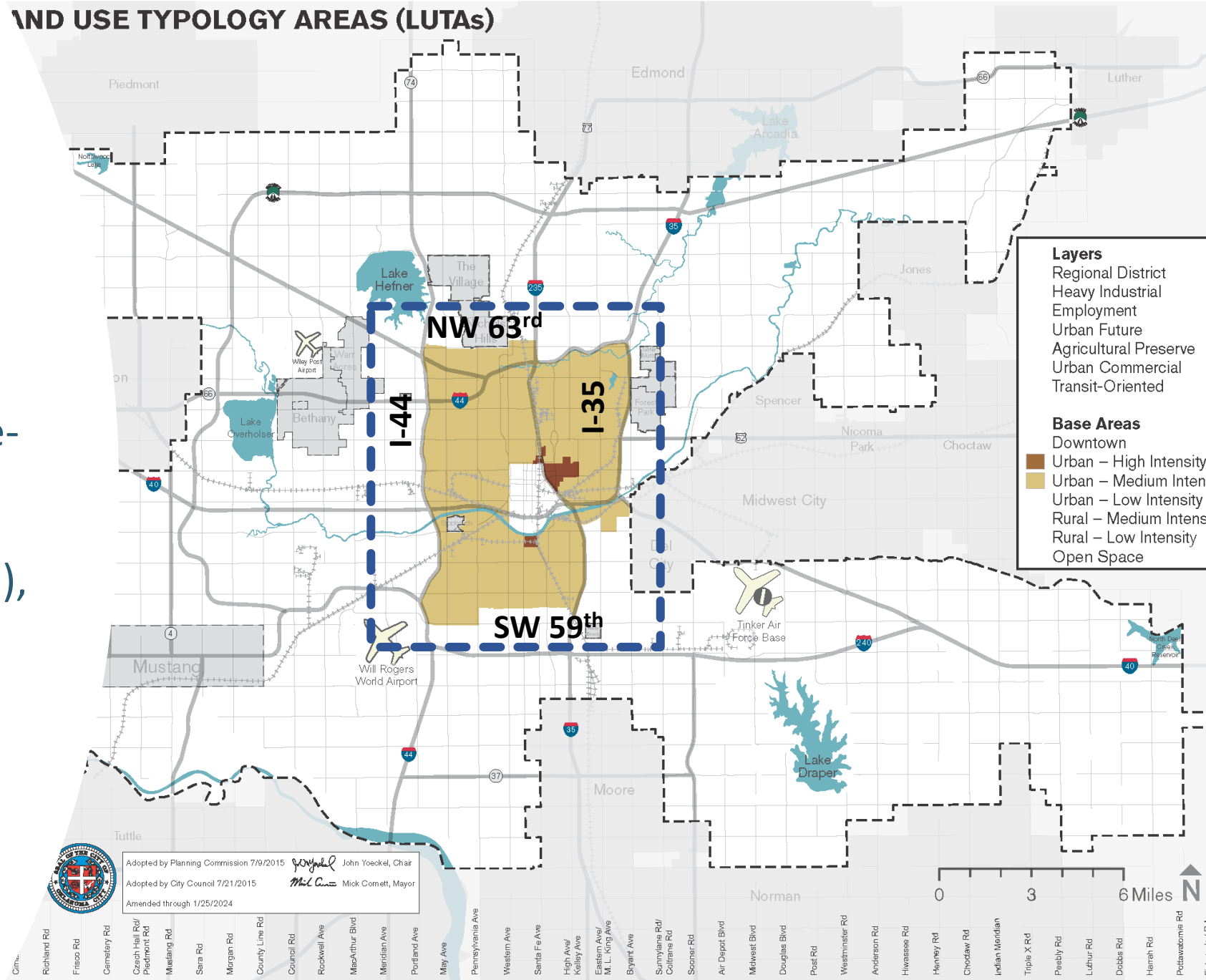
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- Accommodates existing non-conforming dwellings
- Expands housing capacity in traditional neighborhoods
- Supports home ownership (supplemental income)
- Improves social benefits
- Provides more housing in walkable areas



# Location

- 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 (Neighborhood Conservation), R-2, R-3, or R-4
- One AD allowed per lot



Refer to the comprehensive plan:  
<https://planokc.org/>

# Support for Accessory Dwellings

- plan**okc** 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



# Support for Accessory Dwellings

2022 Code Update  
Survey

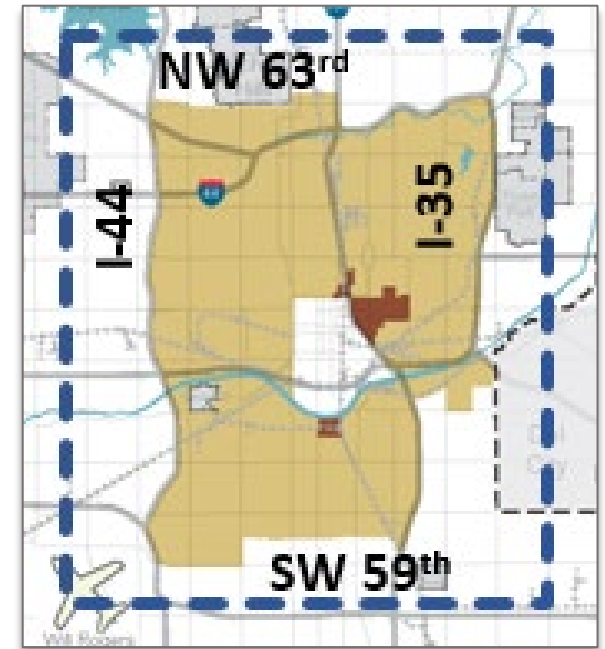


**85%** of respondents in the Urban Medium agreed it was OK for the house next door to have a freestanding, smaller dwelling in the backyard

2021 Housing  
Affordability  
Study Survey



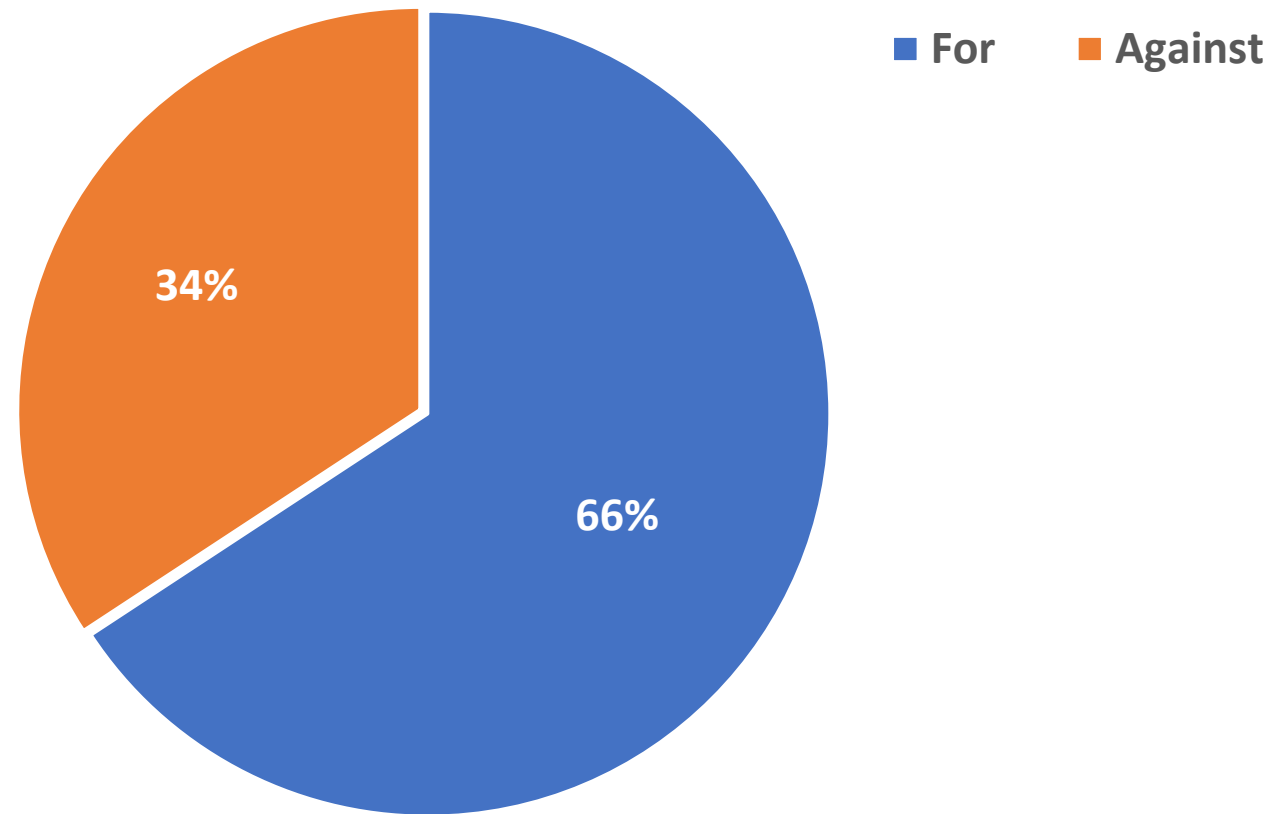
**65%** of respondents from the “near northwest” support accessory dwellings



# Support for Accessory Dwellings

2024 Comments via email April 24-June 13

73 emails received from residents in Urban Medium





# Support for Accessory Dwellings

2024 Comments via social media April 24-June 7

Facebook posts after City of OKC posts April 24,  
May 28 and June 3:

- 368 “Likes,” more than 150 comments, vast majority of comments were supportive, a few comments against the concept



Next Door discussions have been ongoing since April 24



# Outreach since 2021

- 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 (along with press release & new webpage), April 2024

# Outreach since *May 9, 2024* Introduction

- Historic Preservation, Inc. – May 21
- Strong Neighborhoods Initiative participants (e-mail) – May 22
- Jefferson Park Board Meeting – May 28
- Mosaic Church presentation – May 29
- Historic Neighborhoods presentation (Zoom) – June 4
- Northeast Coalition (Zoom) – June 13



# Concerns

Parking is already difficult on neighborhood streets

Would encourage more Home Sharing

Not interested in adding this housing type

# Home Sharing Concerns: Proposed Updates

- **Amendments to the Home Sharing ordinance will be introduced at City Council on June 18**
  - Maximum concentration per block
  - Maximum overnight occupancy
  - Off-street parking requirement
  - Two-night minimum stay
- **Separate addresses** are already required to obtain a Special Exception (SE) if they are to be used for home sharing
  - Proposed accessory dwellings ordinance requires accessory dwellings to be addressed separately from the primary dwelling

# Parking Concerns: Proposed Updates

- **Modify parking section to require parking unless any one of the following applies:**
  - The pavement width of the street is greater than 26 ft
  - The size of the accessory dwelling is less than 600 ft
  - The site is located within 1/8 mile of an existing or funded transit stop, an existing or planned multi-use trail, bike lane, or share route bike facility

(Garage spaces count toward the required parking.)

# Staff : Other Changes

- Modify 2150.2 Definitions to add “unit” after “dwelling”
- Modify 9350.1.I.1. to specify maximum 10% building coverage (footprint) for Accessory Dwellings
- Include changes to Table 7300.1 to address NC Neighborhood Conservation District Use Regulations
- Modify 9350.1.I.2. to better address different height requirements for Attached Accessory Dwellings



# Questions?

## Contact Information

Lisa Chronister, Assistant Planning Director

City of Oklahoma City Planning Department

[codeupdate@okc.gov](mailto:codeupdate@okc.gov); 405-297-1692

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



# Next steps

- City Council (t.b.d.)
  - Introduction
  - Public Hearing
  - Adoption

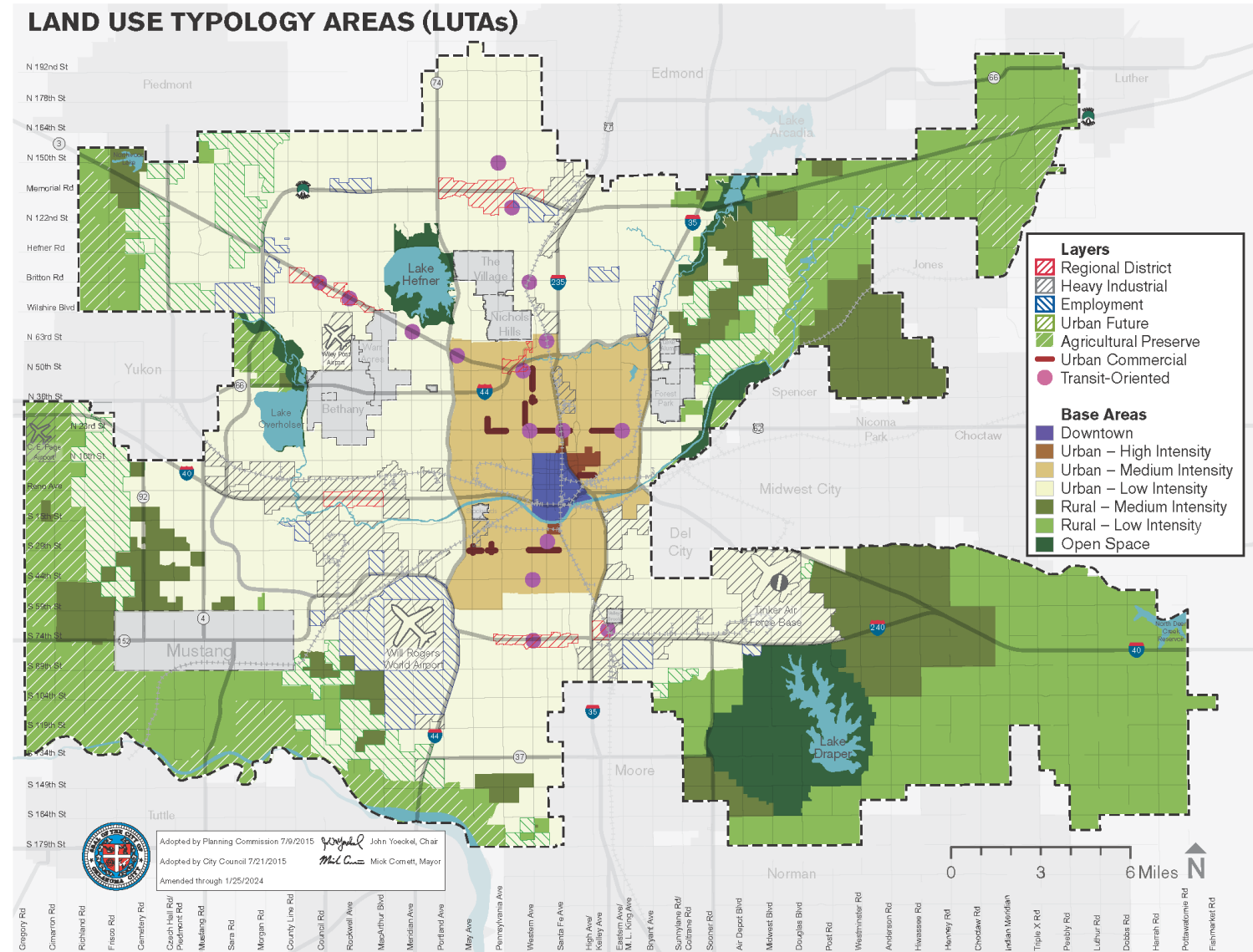


# Appendix

# 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.

## Dwellings in the existing code

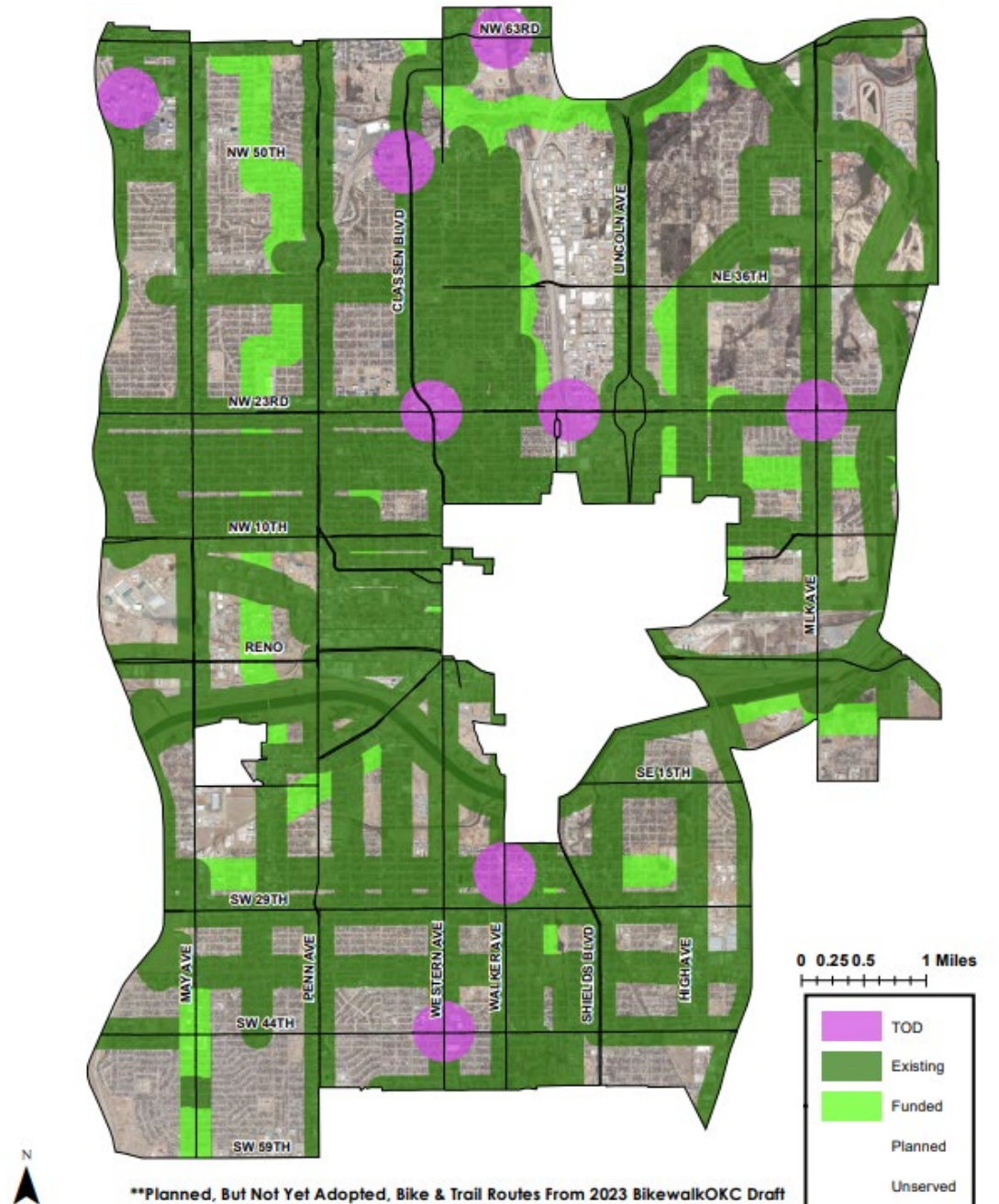
***One dwelling unit, other than a manufactured (mobile) home, that is a freestanding and structurally separated building used exclusively for residential purposes. It is located on a lot or building site that is unoccupied by any other dwelling unit or main building. A typical use is a single detached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

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

# Conditions, cont'd

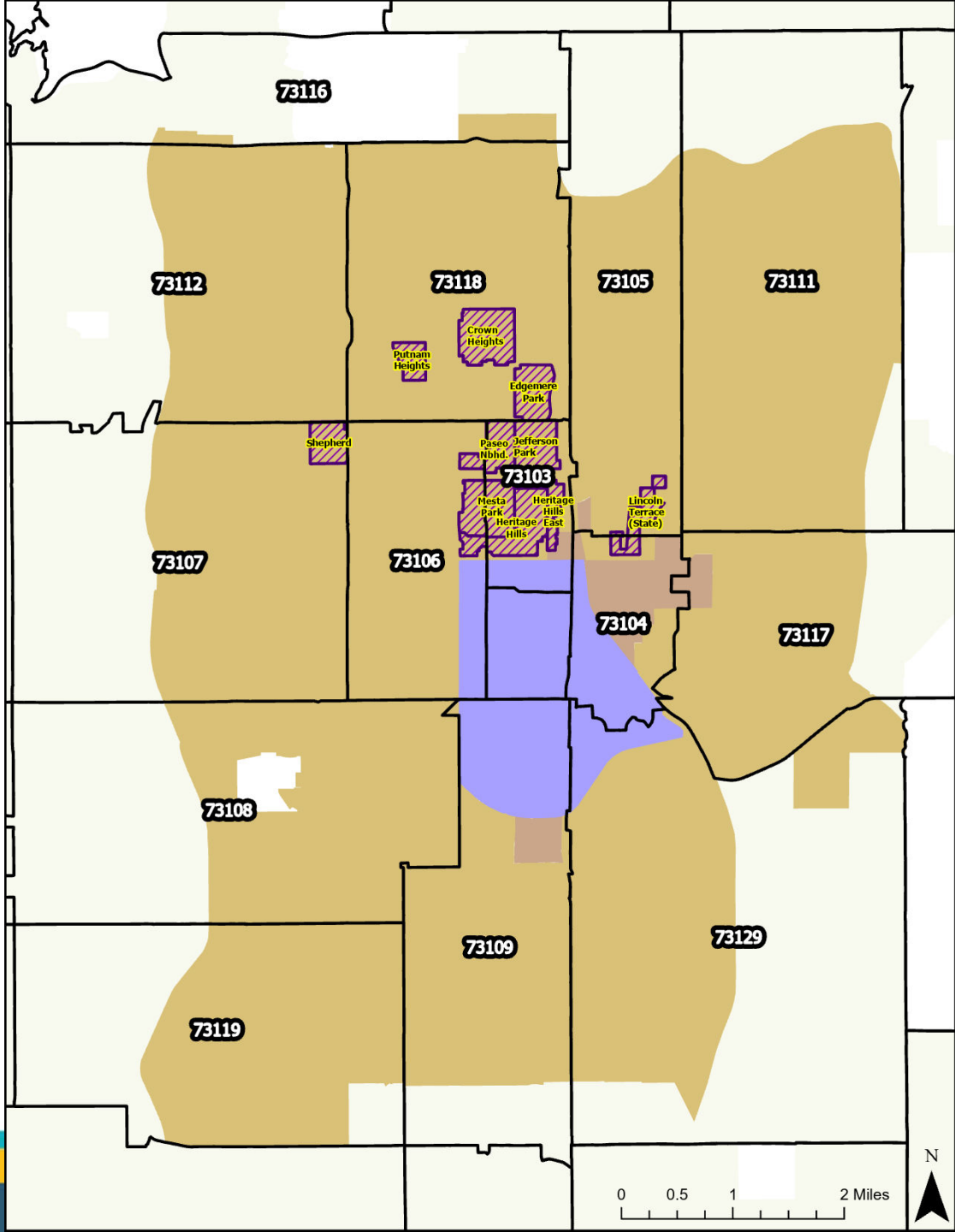
*within 1/8 mile of transit*

## Urban Medium - Bicycle, Transit, & Trail Eighth Mile Service Levels



# 2022 Code Update Survey

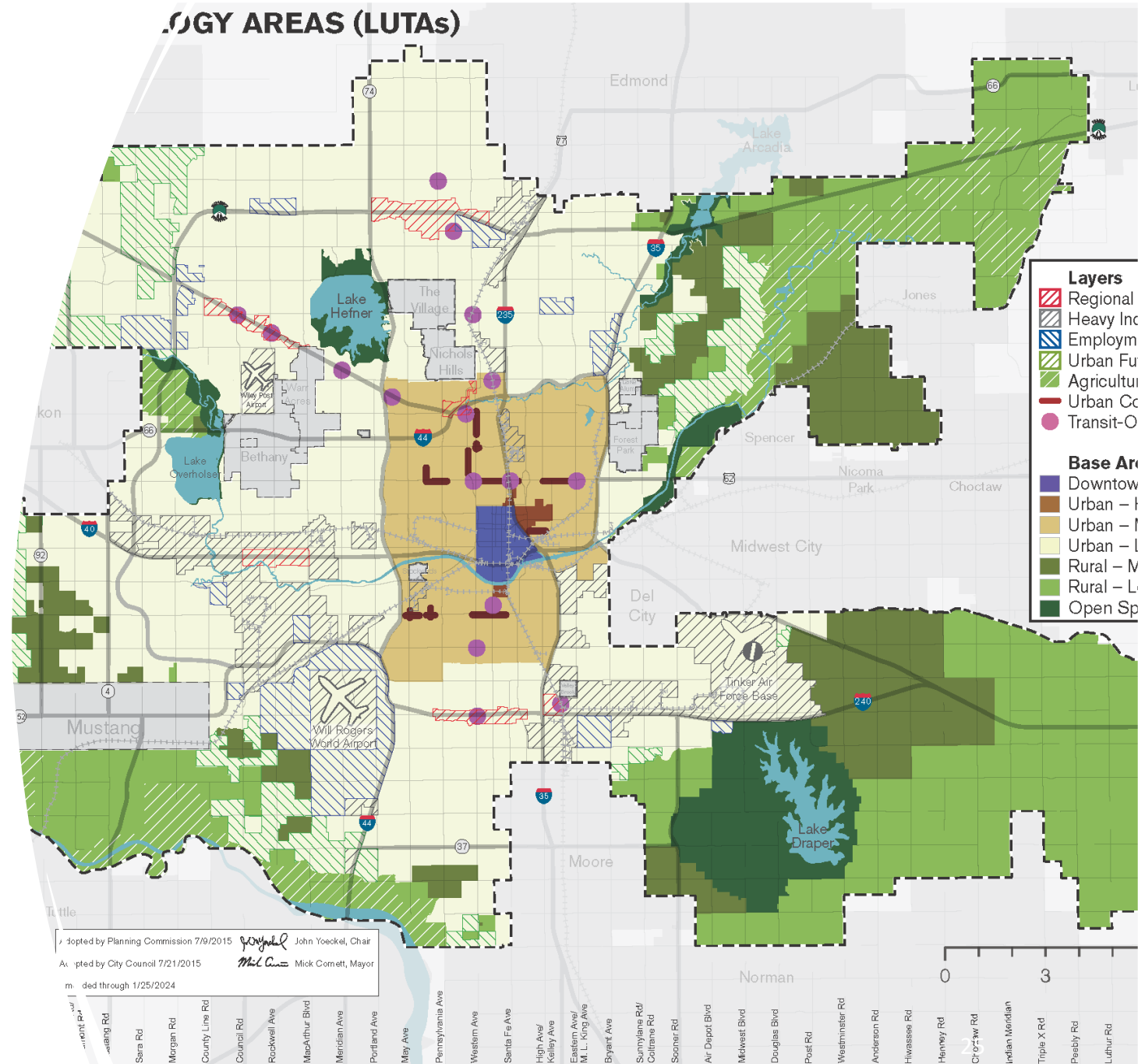
*Map of HL & HP within the Urban Medium LUTA, with zip codes*





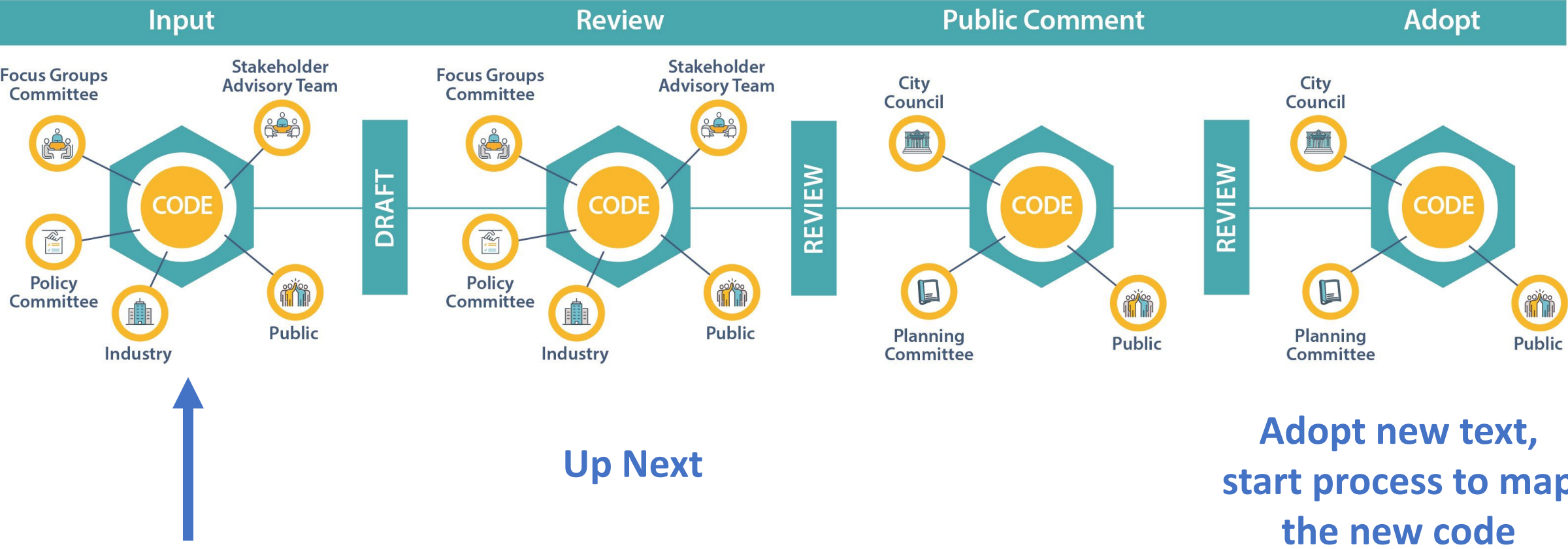
# Other LUTAs

- Code development continues

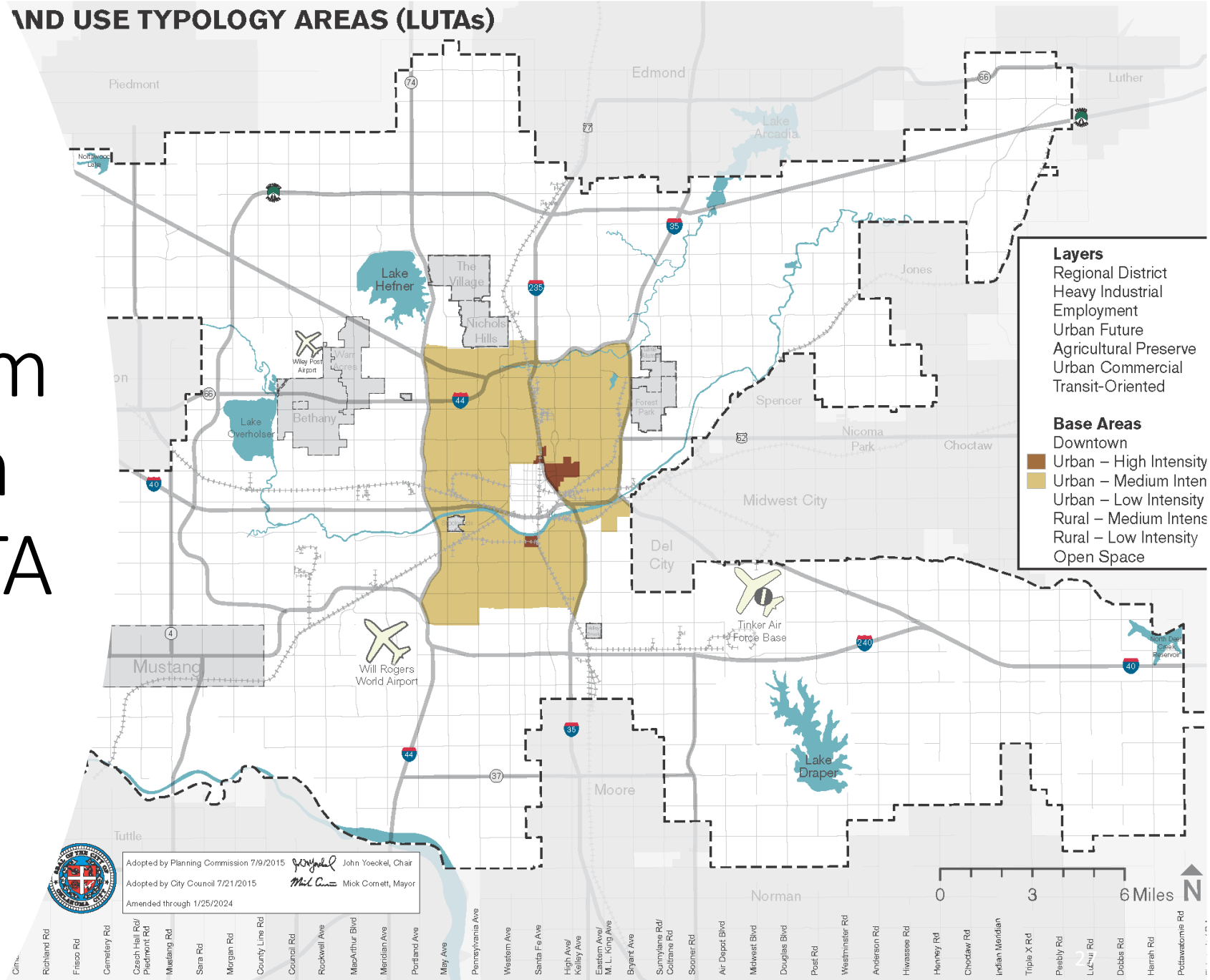


# Where we are in the code update

## Process and Input



# Urban Medium (UM) & Urban High (UH) LUTA



# Accessory dwellings in the new code

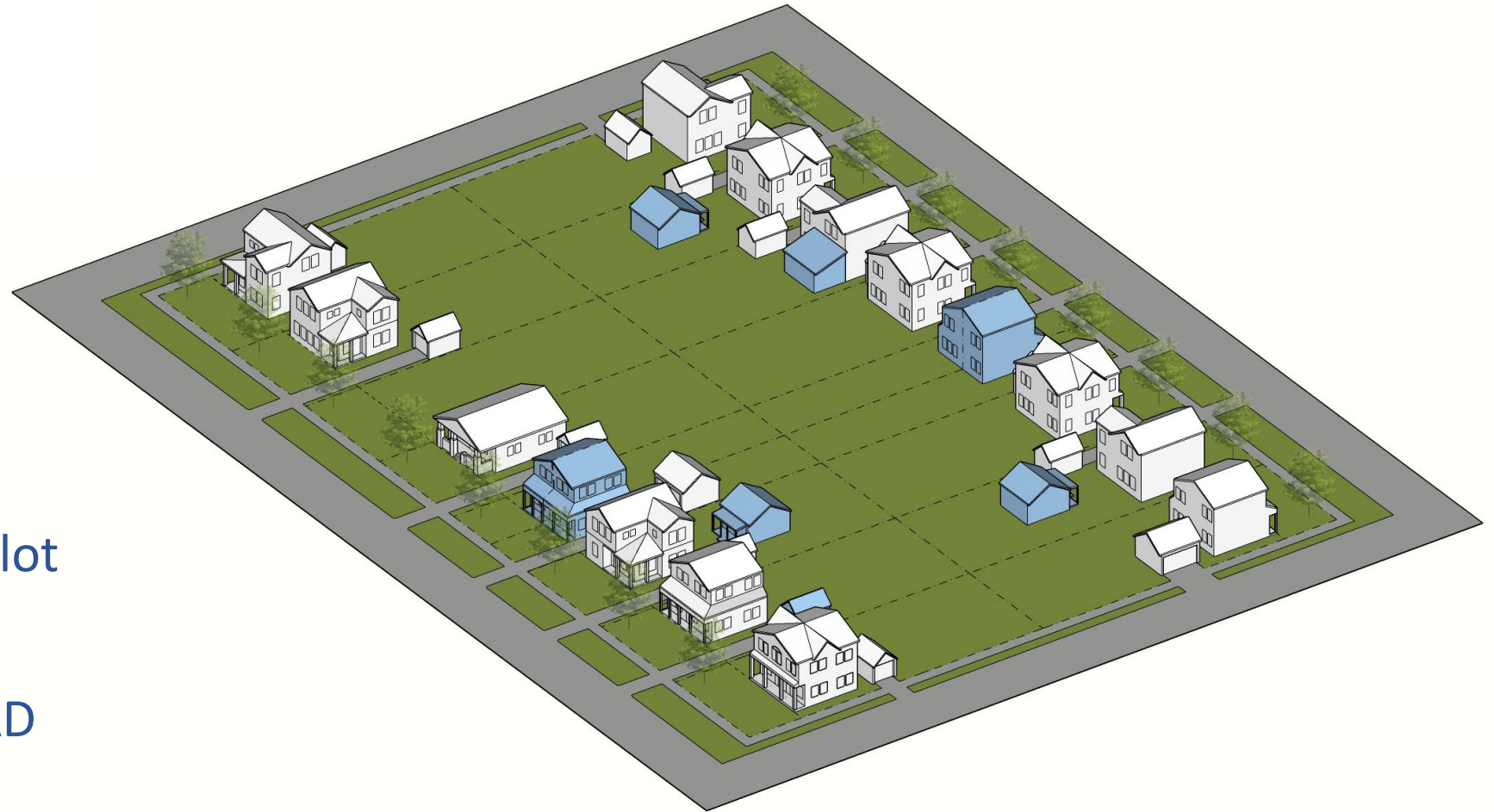


OKC  
Development  
Codes Update

## UM-SD Pattern 1

One primary building,  
up to two dwellings per lot

- Single dwelling
- Single dwelling + AD
- Duplex





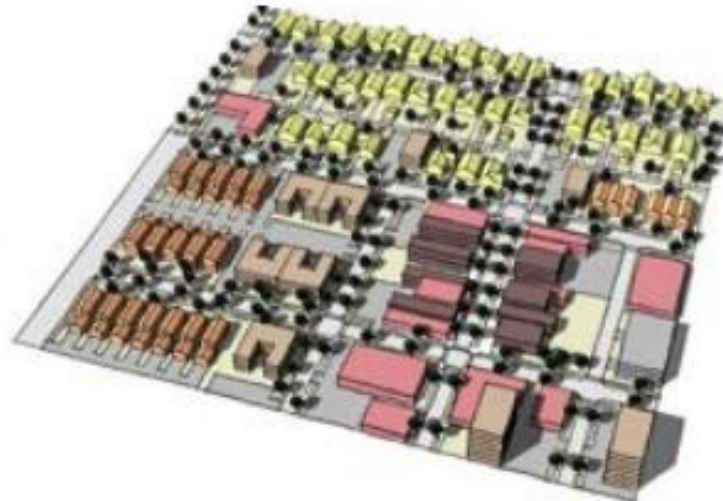
OKC  
Development  
Codes Update

## guiding principles

- Provide flexibility without negotiation
- **Accommodate different housing types**
- Protect neighborhood character and ensure compatibility
- Support infill development
- **Guide density to appropriate locations**
- Protect stormwater quality and reduce quantity
- Ensure predictability

### URBAN – MEDIUM INTENSITY LAND USE TYPOLOGY AREA (UM)

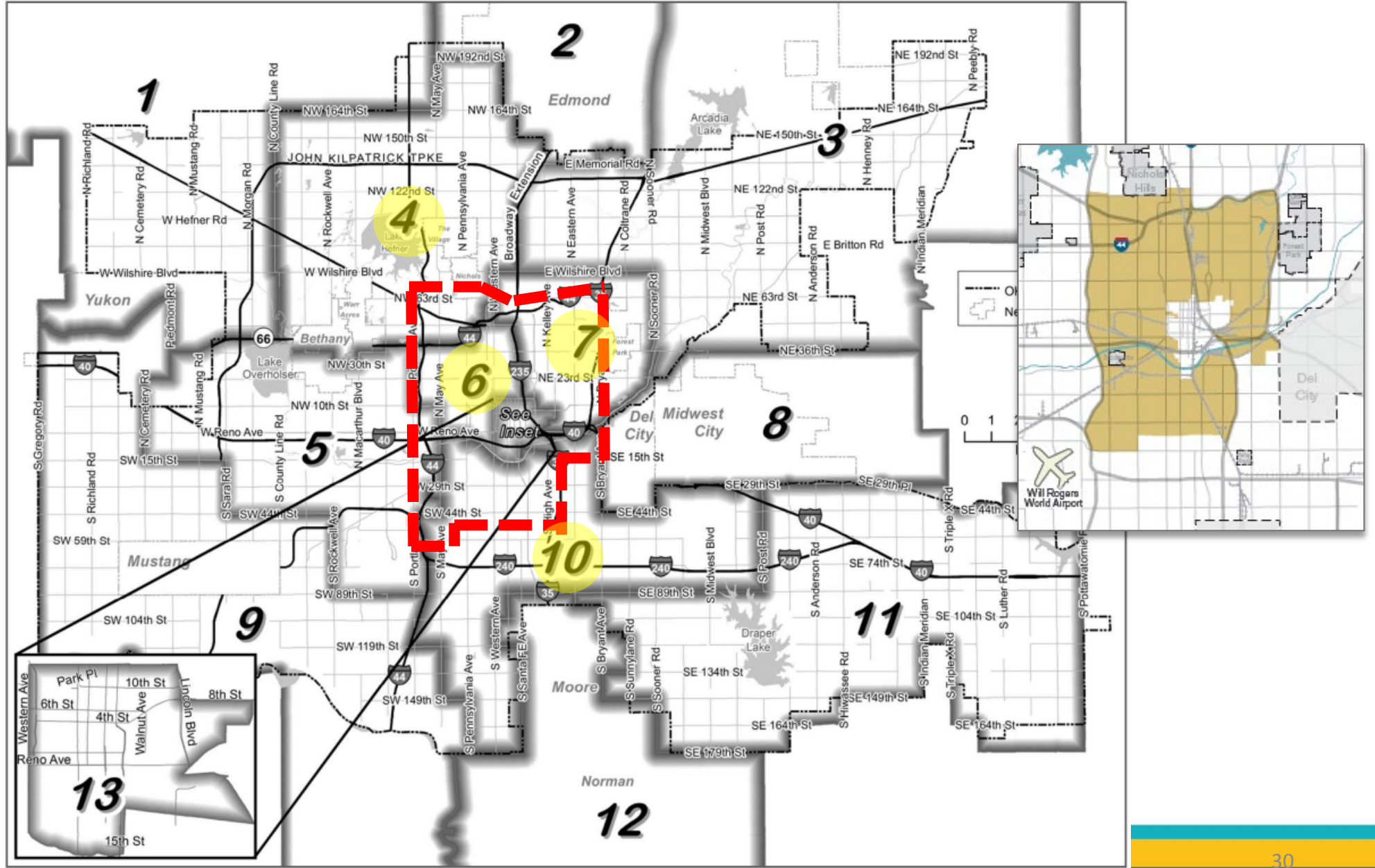
UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include "infill" development on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.



#### DENSITY RANGE

Gross Density	10 – 40 du/acre
Lot Sizes	vary
Non-residential Floor to Area Ratio (FAR) Range	0.40 – 1.20, typical FAR of 1.0

# 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%

CHANGE TO BULLET POINTS

# 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  
6740 E Colfax Ave, Denver, CO 80220  
www.rootpolicy.com  
970.880.1415

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 30<sup>th</sup> 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)**

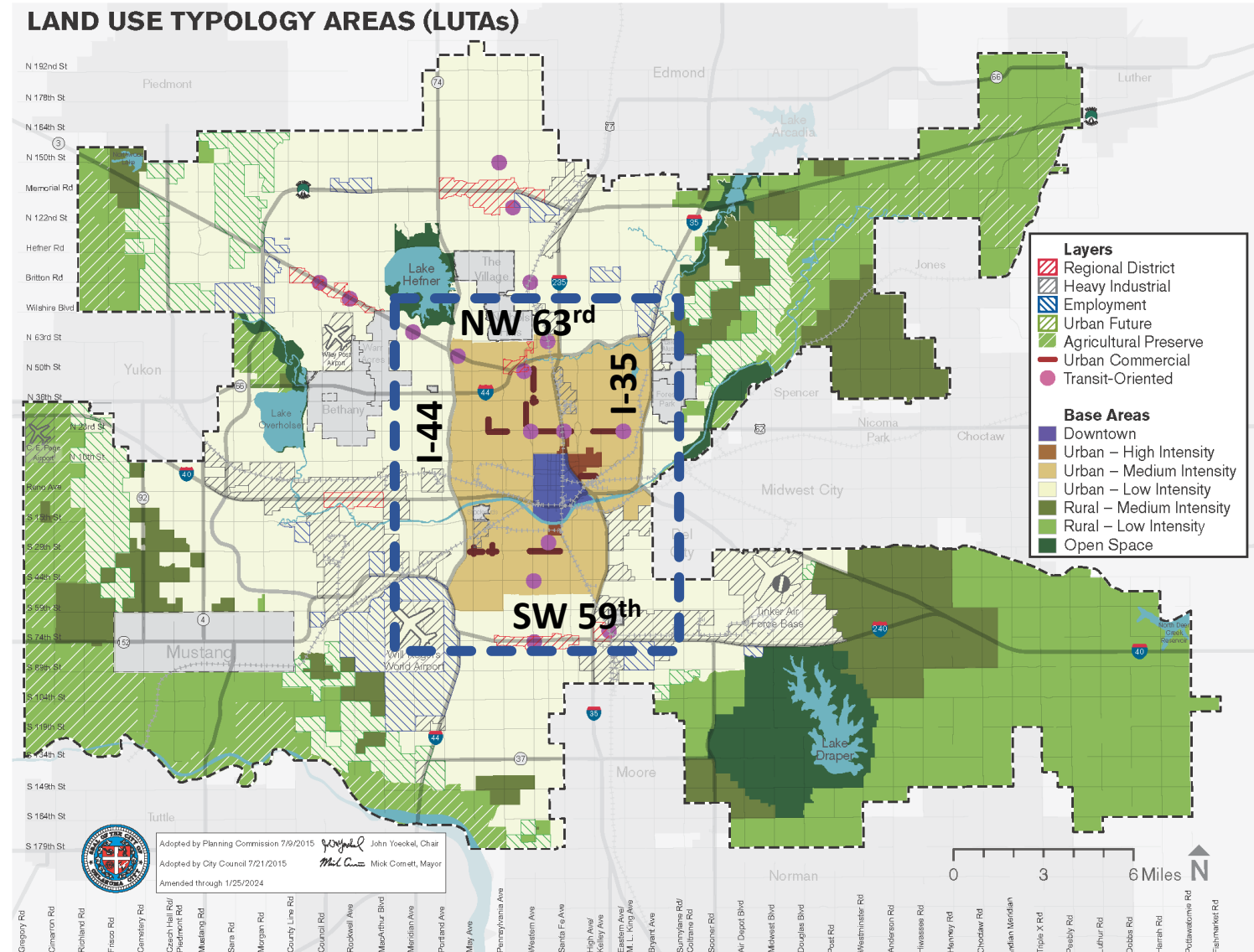
Along Eubanks between N Pennsylvania and N Youngs Blvd. R-1 base zone, **1-story height** limit, **one parking space** for the ADU, 50% lot coverage

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?*

# 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

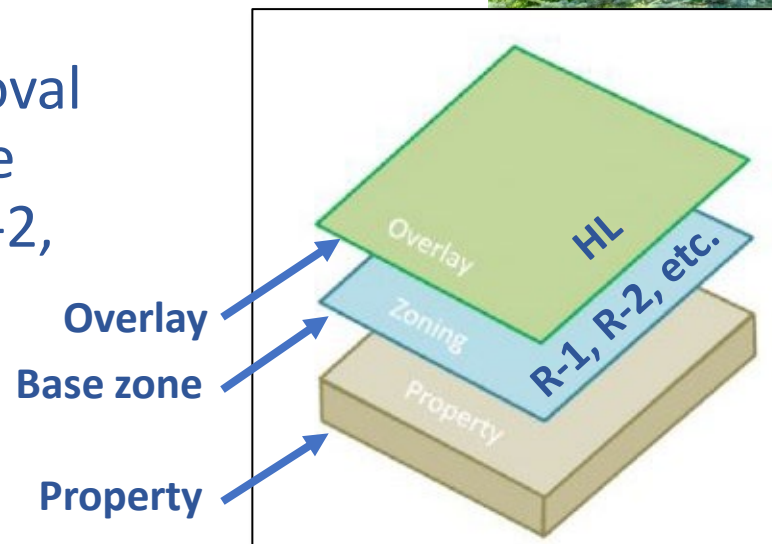


# Historic Landmark Overlay Districts (“HL”)

## Heritage Hills East, Jefferson Park, and Paseo

- 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).

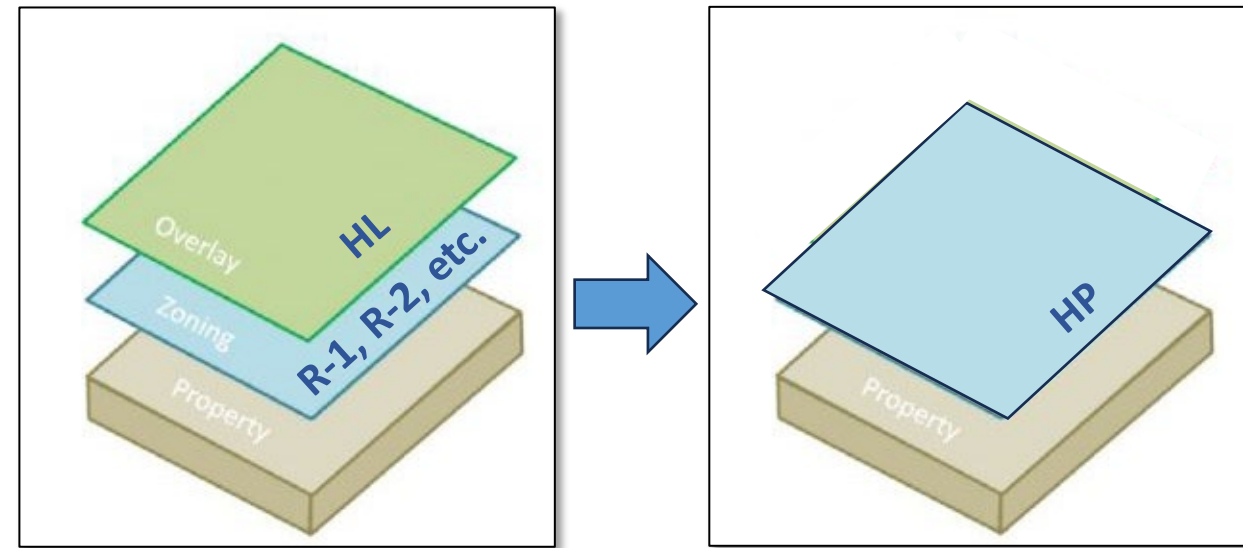
*Historic preservation guidelines still apply*



# 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.



# New code approach to accessory dwellings

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



# 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, 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

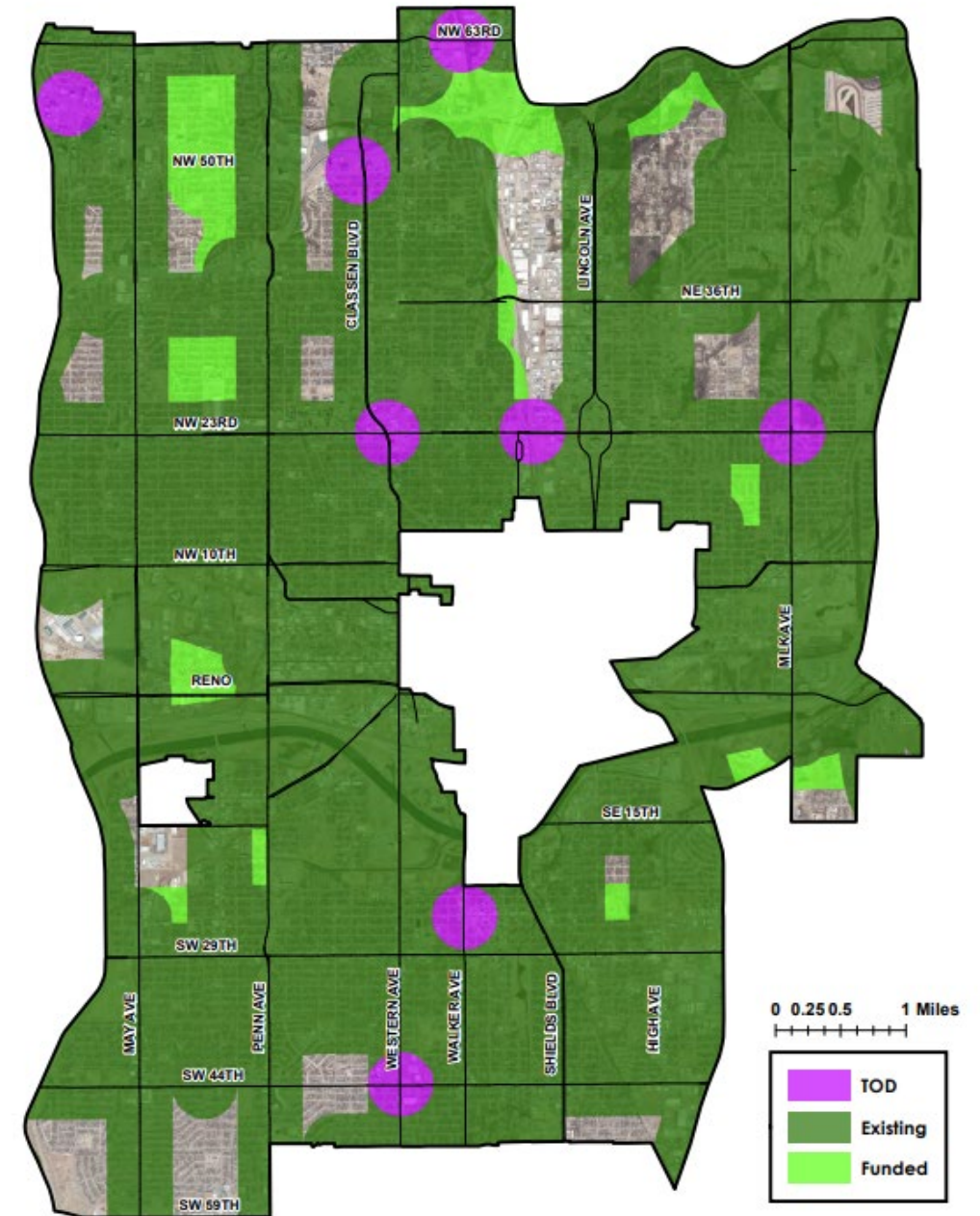


# Conditions, cont'd

## 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

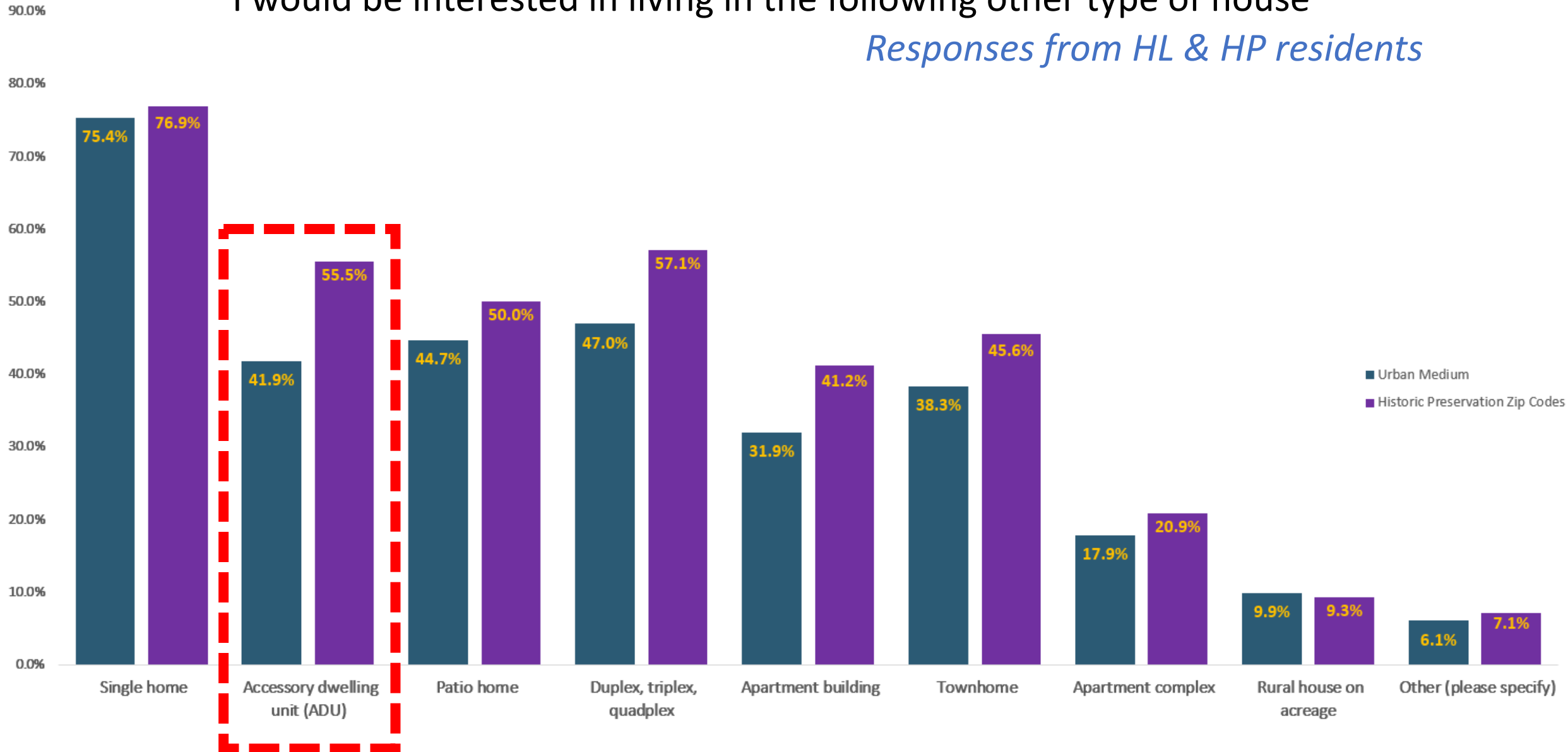
*Vast majority of UM and UH sites are **within 1/4 mile** of existing or funded transit stop, an existing or planned multi-use trail, bike lane, or shared route bike facility*



# 2022 Code Update Survey Question (Select all that apply)

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

*Responses from HL & HP residents*



# Staff Proposed Changes to May 9 Ordinance as presented

- Modify 9350.2.1.K. Parking as follows:

## K. Parking.

1. ~~No~~ One off-street parking space is required for an Accessory Dwelling unless:
  - a. ~~the~~ The pavement of the frontage street is less than 26 feet or greater in width and is curbed; or, - If the pavement is less than 26 feet in width, a minimum of one off-street parking space shall be provided in addition to the parking required for the Principal Dwelling.
  - b. The total living area of the Accessory Dwelling is 600 square feet or less; or,
  - c. The parcel is located within 1/8-mile of an existing or funded transit stop, an existing or planned multi-use trail, bike lane, or shared route bike facility.
2. If off-street parking is provided, it shall meet the requirements in Article X Off-Street Parking, Loading, and Access, with the exception that an improved alley may provide primary access for an Accessory Dwelling.
3. No new parking space shall be allowed in front of the Principal Dwelling.
4. Garage space(s) may count toward the required parking space(s) for the parcel.

# Staff Proposed Changes to May 9 Ordinance as presented

- Modify 9350.2.1.I. Building Siting & Massing as follows:

## I. Building Siting & Massing

1. Lot Coverage. The zoning district lot coverage requirement applies to all structures (as defined in 59-2150) on the lot, including new and existing Accessory Dwellings and all other accessory structures.

a. The ~~lot coverage footprint (Building Coverage)~~ of an Accessory Dwelling ~~in combination with all other accessory structures and paving~~ shall not exceed 10% of the parcel. ~~the following limits:~~

~~Lots up to 15,000 sf: 15%~~

~~Lots over 15,000 sf: 10%~~

2. Building Height. The maximum height of ~~the a~~ Detached Accessory Dwelling shall not exceed 25 feet, as defined in 59-2150 Building Height. Attached Accessory Dwellings may be located above the Principal Dwelling subject to maximum building height of the zoning district.



# Staff Proposed Changes to May 9 Ordinance as presented

• \* \* \*

- 9350.2.1. Accessory Dwelling I. 2. Building height: Add a sentence to clarify that the height for a detached AD is 25 feet, and height for an attached AD is per the base zone.
- 9350.2.1. Accessory Dwelling K. 1. Parking: Require **an off-street** parking space for all ADs except:
  - a. If the street width is 26 feet or greater and is curbed; or
  - b. If the AD is 600 square feet or less in size
  - c. If the AD is located within 1/8-mile of a transit stop
- 9350.2.1. Accessory Dwelling K. 1. Parking: Clarify that garage **parking** spaces on a parcel with AD may count toward parking requirements