



OKC Development Codes Update

Accessory Dwellings

City Council Introduction

December 17, 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



What is the housing need in OKC today?



77,000 cost-burdened households



The lower your income, the greater your cost burden



Zoning is just one tool to address housing needs

Zoning strategies to address housing needs



Allow for more than one dwelling on a lot




Allow for smaller homes & lots



Allow greater density, esp. near jobs, schools and transit



Reduce/streamline permitting costs and timeframes



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

Why Accessory Dwellings?

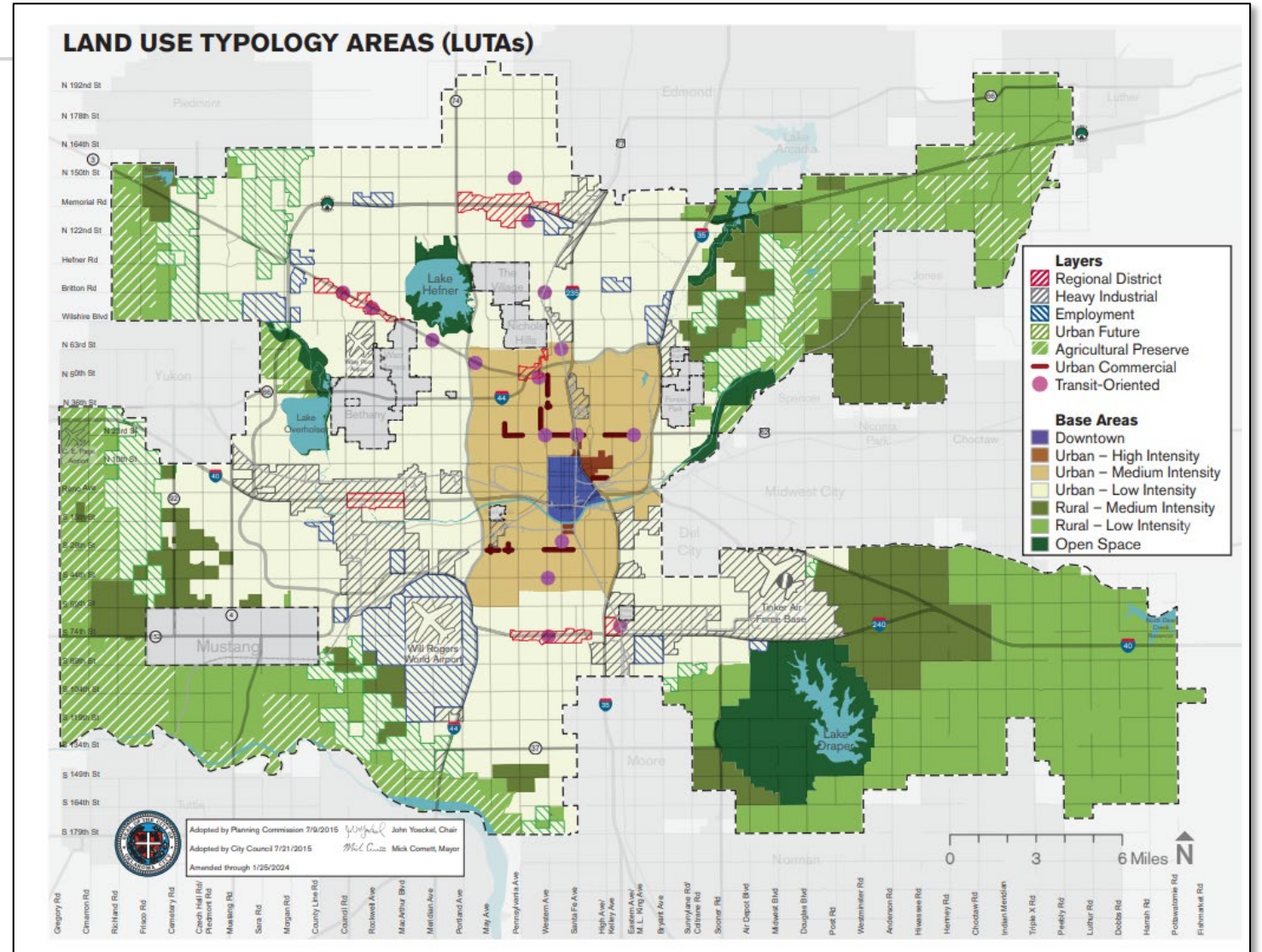
Benefits

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



Why Accessory Dwellings?

- planokc policies





planokc policies

Big Idea: increase housing choice and diversity for all lifestyles



Policy L-12

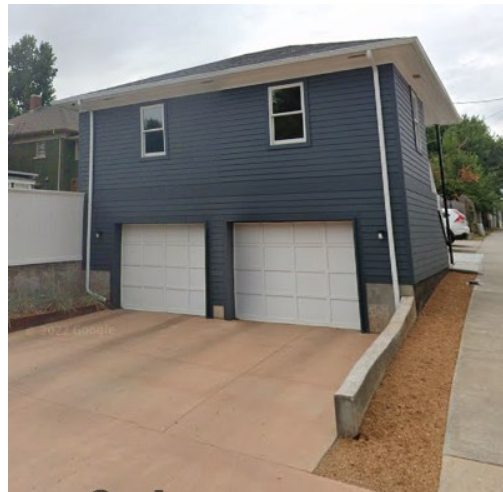
Modify codes and/or regulations to **create opportunities for more income diversity and mixed-income neighborhoods by allowing** a variety of housing ownership and leasing arrangements, diverse housing sizes and types – including **accessory dwelling units...**

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...**

Why Accessory Dwellings?

- plan**ok**c policies
- Historic building form



Why Accessory Dwellings?

- plan**okc** policies
- Historic building form
- Housing availability & affordability
 - 2020 Analysis of Impediments to Fair Housing Choice
 - 2021 Strategies to Address Homelessness in Oklahoma City (Mayor's Task Force on Homelessness)
 - 2021 Housing Affordability Study
 - 2023 South of 8th Community Vision Report
 - 2024 Housing Affordability Implementation Plan (draft)
 - Interest Groups
(including APA, AARP, NAR/OKCMAR, ACLU, NAHB)



Why Accessory Dwellings?

- plan**okc** policies
- Historic building form
- Housing availability & affordability
- Peer city approaches

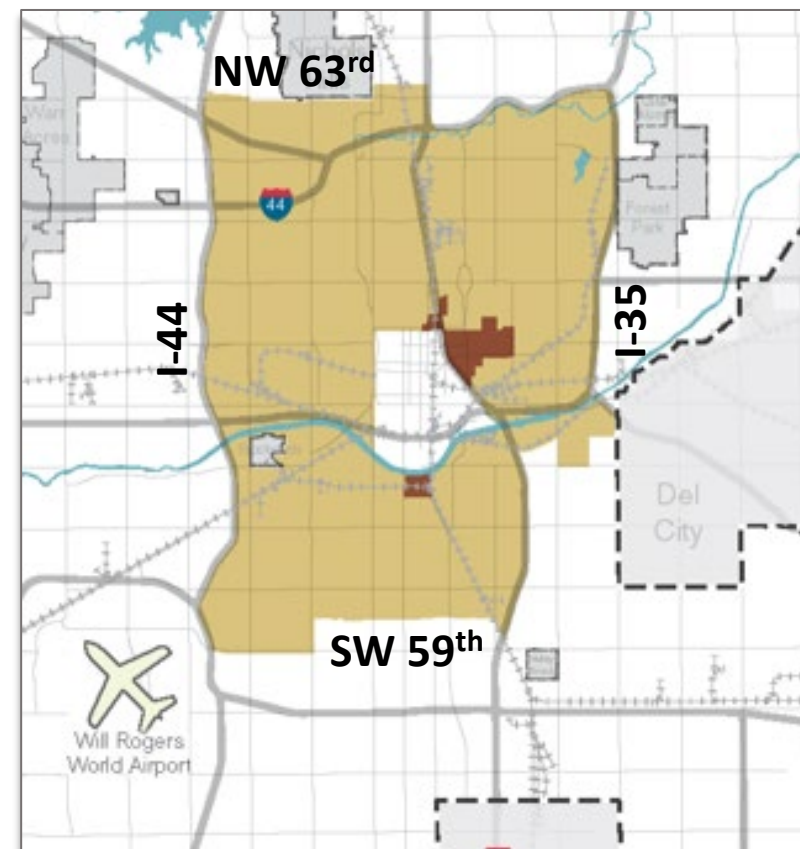


Why Accessory Dwellings?

- plan**okc** policies
- Historic building form
- Housing availability & affordability
- Peer city approaches
- Survey responses in favor of accessory dwellings

85% *from 2022 Code Update Survey*

65% *from 2021 Housing Affordability Study*



from Urban Medium residents

Why Accessory Dwellings?

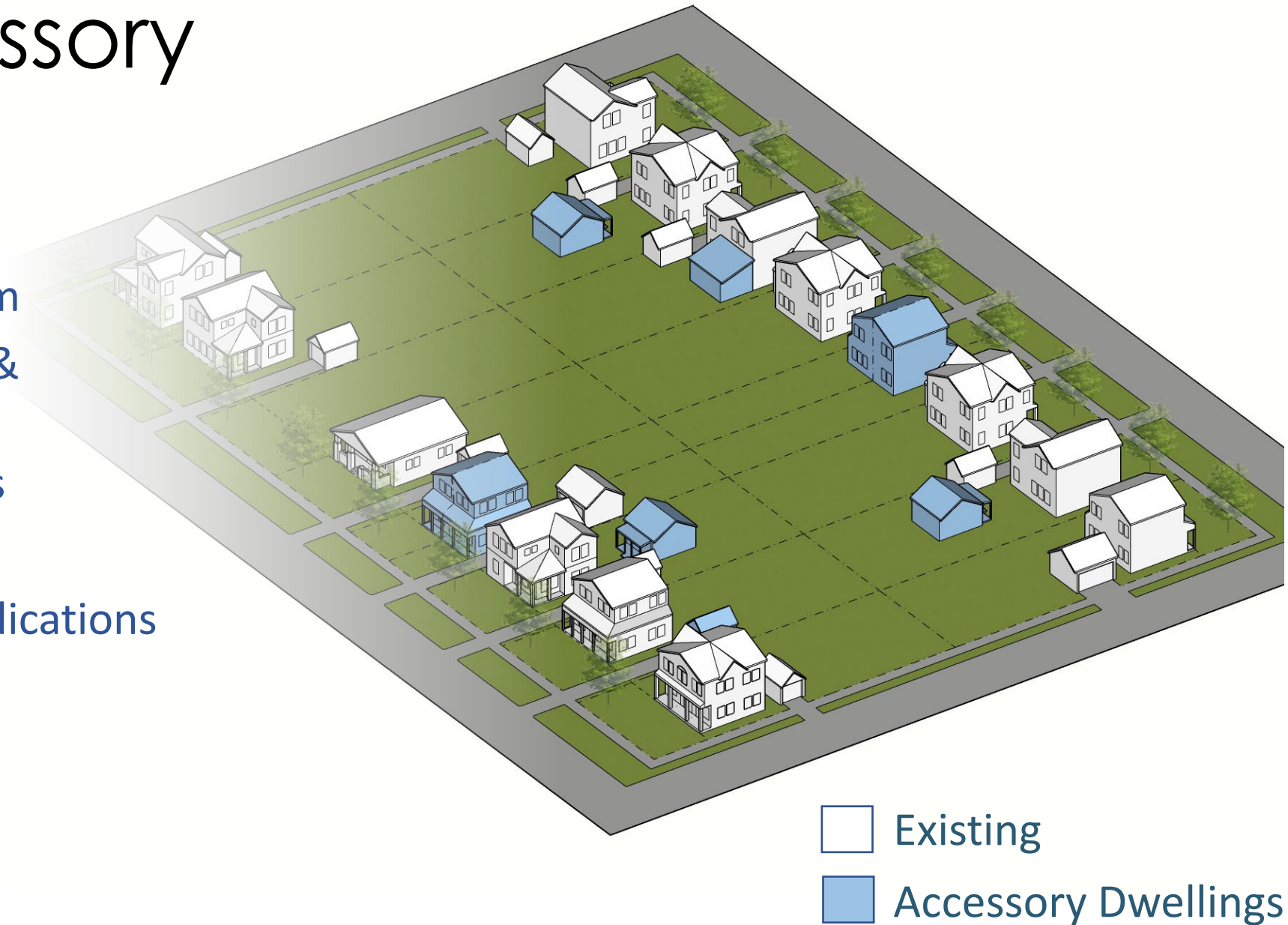
- plan**okc** policies
- Historic building form
- Housing availability & affordability
- Peer city approaches
- Survey response
- Recent rezoning applications



SPUD-1136 (Gatewood Ave)

Why Accessory Dwellings?

- plan**okc** policies
- Historic building form
- Housing availability & affordability
- Peer city approaches
- Survey response
- Recent rezoning applications
- New code approach

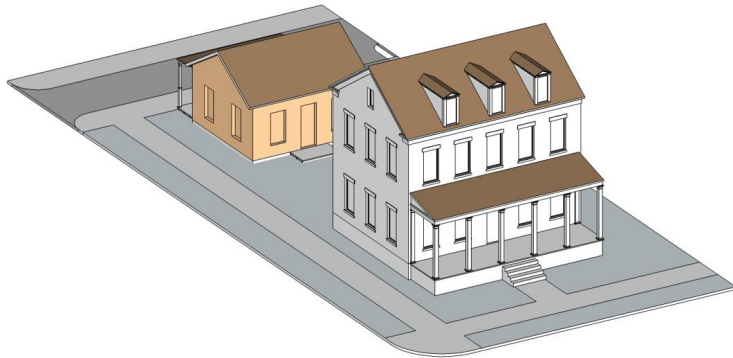




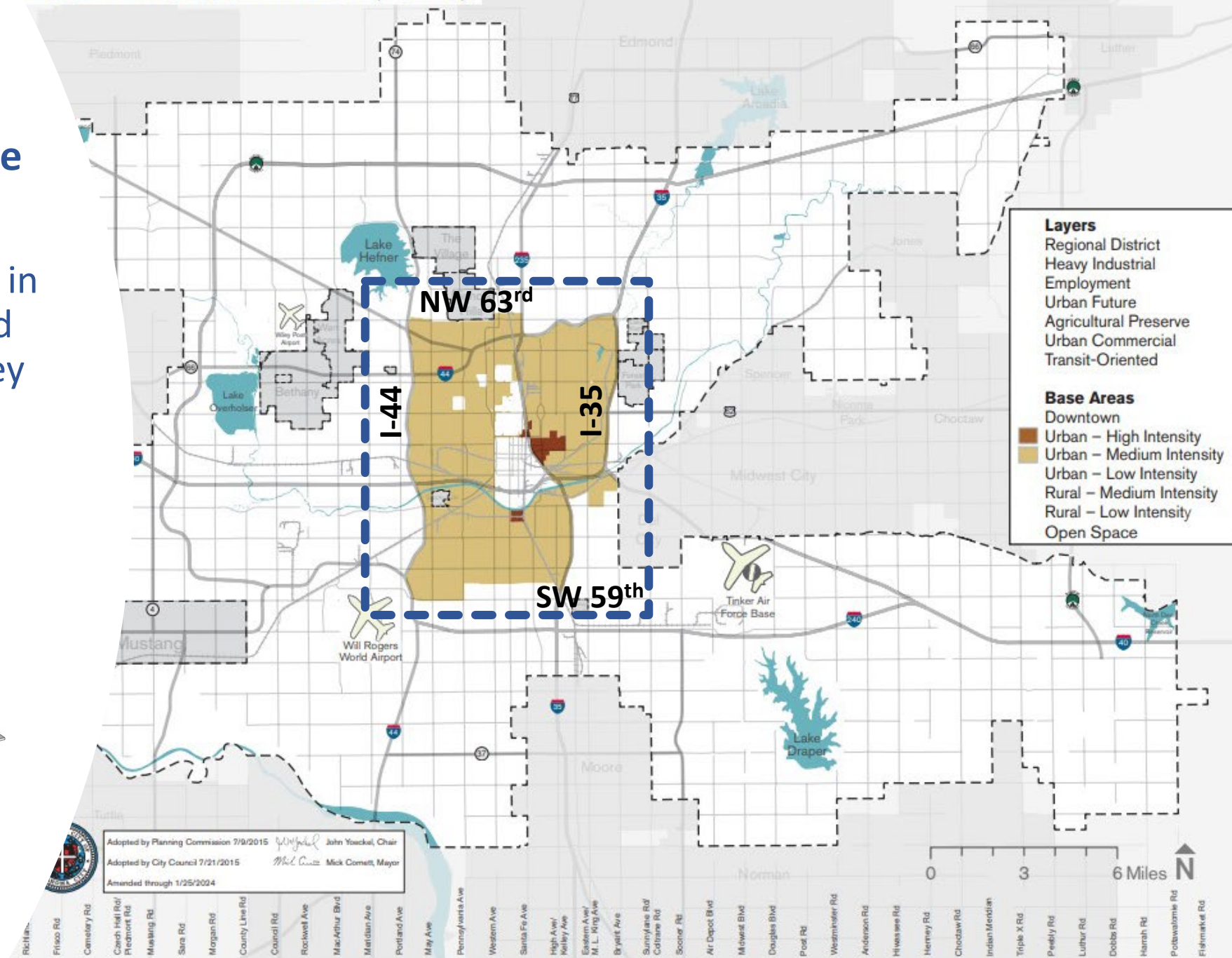
Proposed ordinance

In advance of the rest of the code update:

- Allow Accessory Dwellings in the Urban Medium (UM) and Urban High (UH) LUTAs if they meet certain conditions



LAND USE TYPOLOGY AREAS (LUTAs)



Outreach

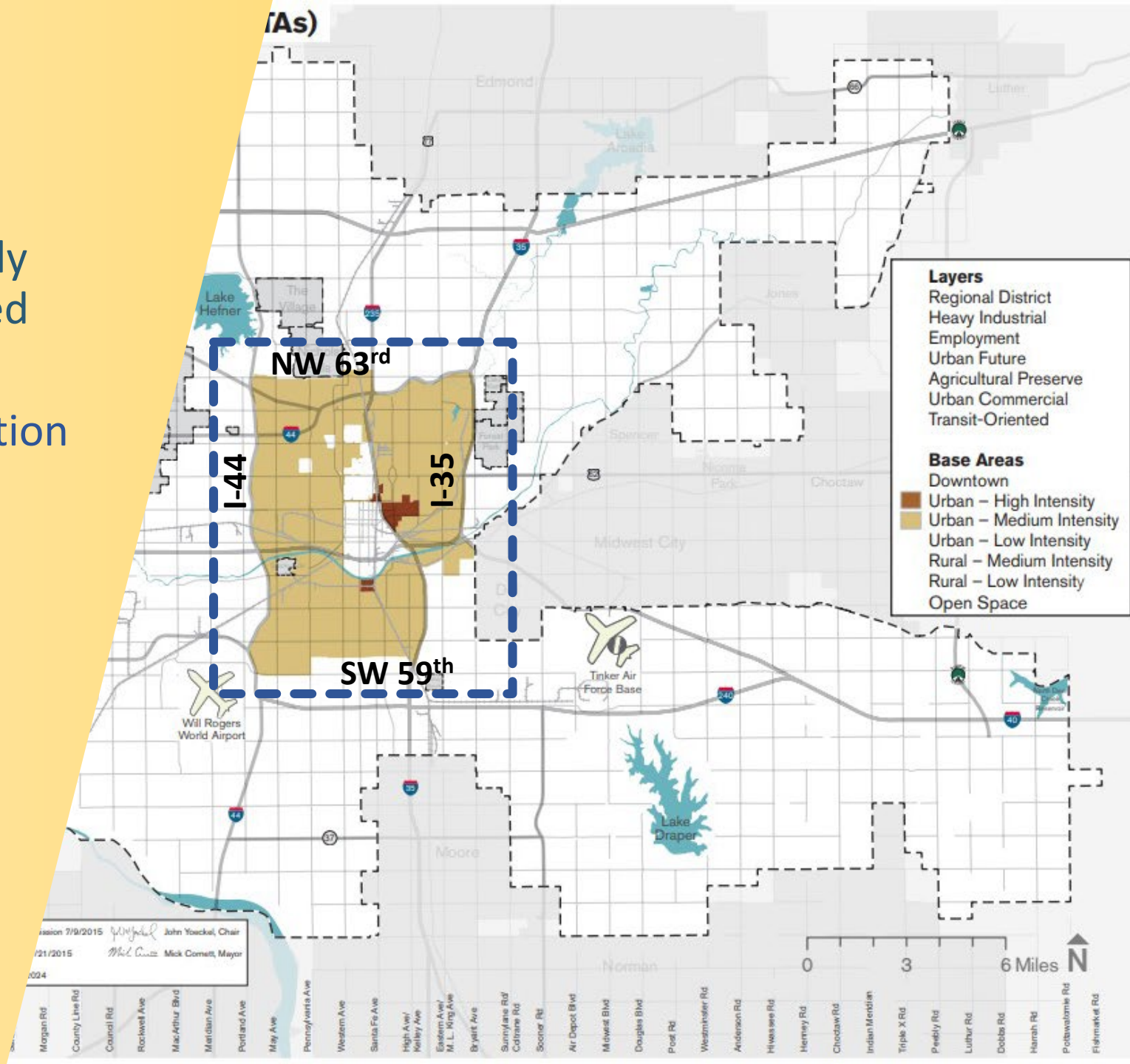
- Focus Groups 2021 – 2023
- Coordination with Utilities and Fire Departments
- Reviewed by Stakeholder Advisory Committee, January 2024
- Presentations to Oklahoma City Metropolitan Association of Realtors, March 2024
- Presentations at Neighborhood Alliance events, March/April 2024
- Planning Commission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



Conditions

General Standards

- Site is zoned R-1 or is a single-family structure located on property zoned NC, R-2, R-3, or R-4
- Does not include Historic Preservation or Historic Landmark properties



Check your LUTA and zoning:

<https://www.okc.gov/departments/planning/subdivision-zoning/zoning-map>

Conditions, cont'd

General Standards

- One AD allowed per lot
 - Detached or attached
- Maximum area: 950 sq. ft.





Conditions, cont'd

Building Siting & Massing

- Height of detached accessory dwellings limited to height of primary dwelling or 25 ft, whichever is less (exceptions for garage apartments)
- Setbacks: as per zoning district (some exceptions)





Conditions, cont'd

Building Siting & Massing

- All buildings and paving, including accessory dwellings, must meet the lot coverage maximum of the zone.
- In R-1 zones, this means that no more than 50% of the lot can be covered with buildings or paving.



Conditions, cont'd

Design

- Roof top decks prohibited
- Second floor decks and balconies allowed with privacy considerations
- Manufactured Homes (ref. 59-2150.2) are not allowed

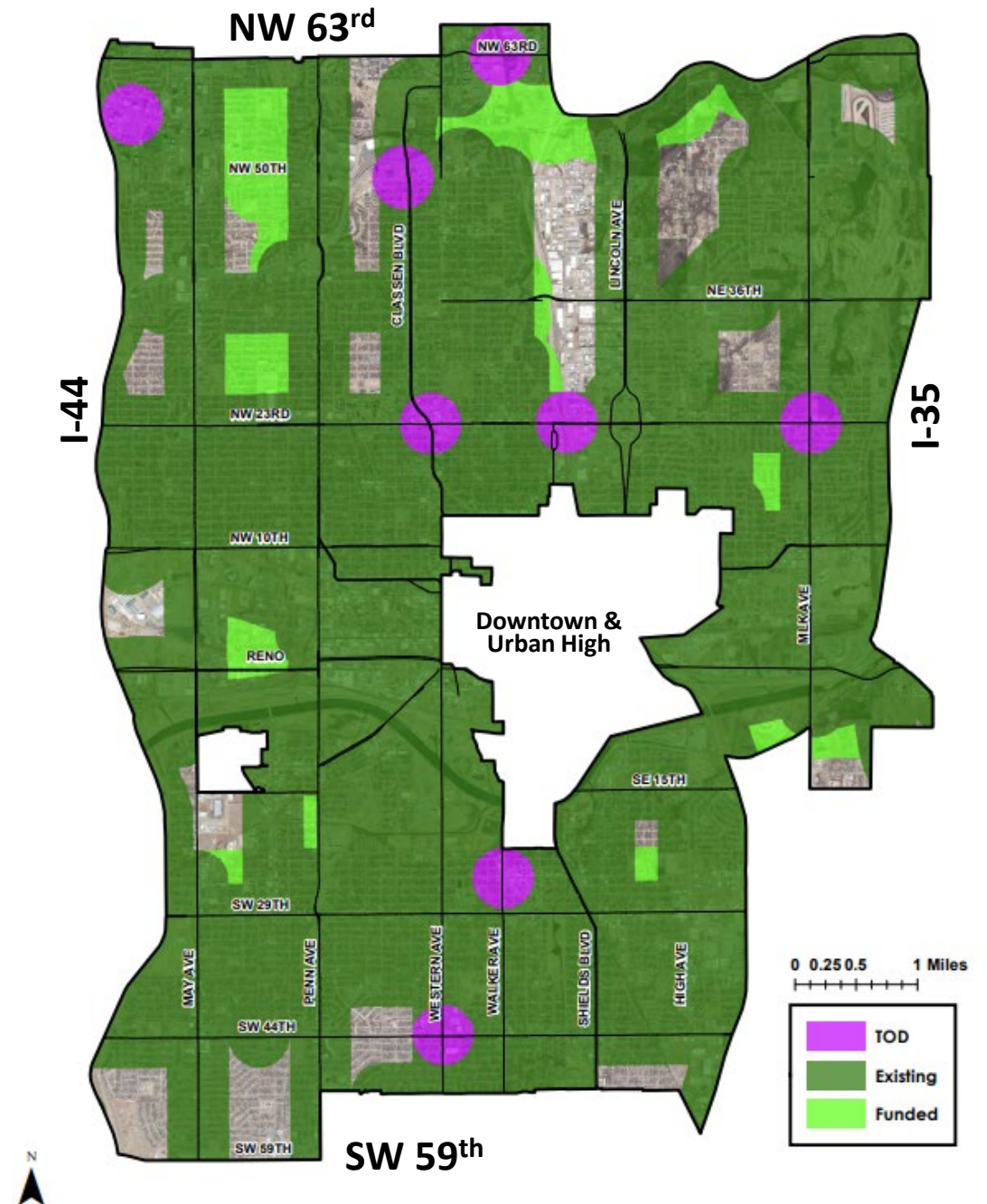




Conditions, cont'd

Parking

- On-site parking required unless:
 - pavement of fronting street is greater than 26 ft
 - the AD is larger than 600 sf
(ref. 59-9350.2.1.K)
- No new parking space allowed in front of the Principal Dwelling





Conditions, cont'd

Home sharing/short term rentals

- Allow ADs to be used for Home Sharing only if:
 - The AD is located on the same parcel as the host's primary residence; and,
 - The host's primary residence is occupied by the host at the time of the rental; and,
 - A Special Exception is obtained (Special Exceptions require public notice and a public hearing)

(Ref. 59-9350.2.1.G.)





Conditions, cont'd

Notice

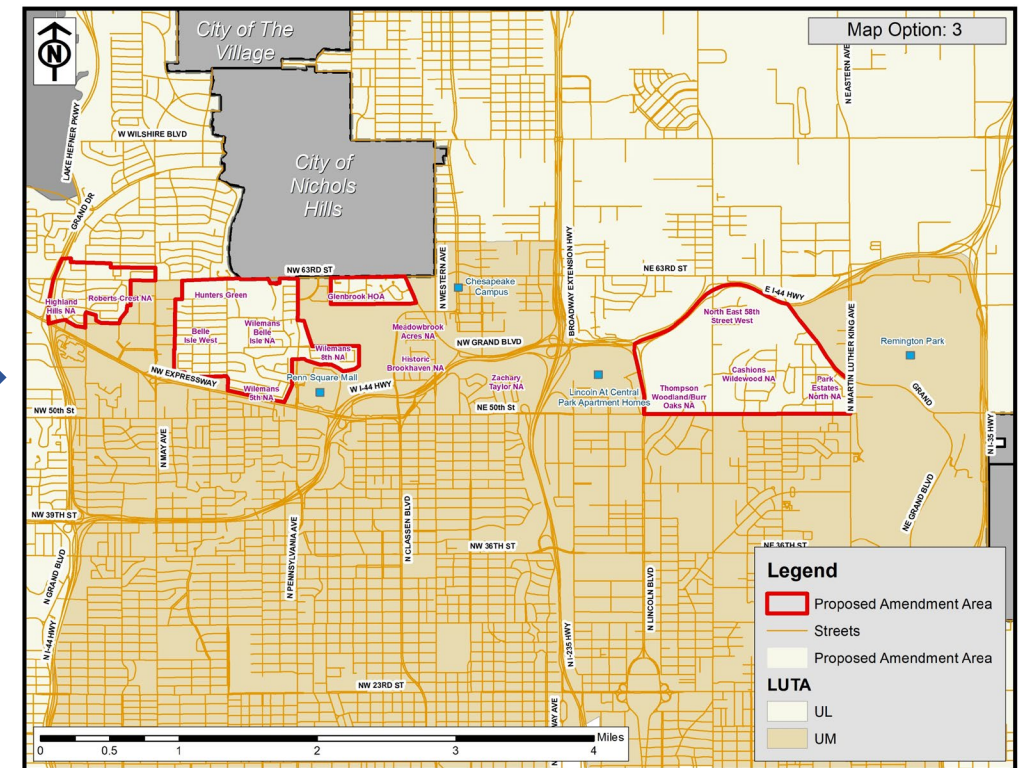
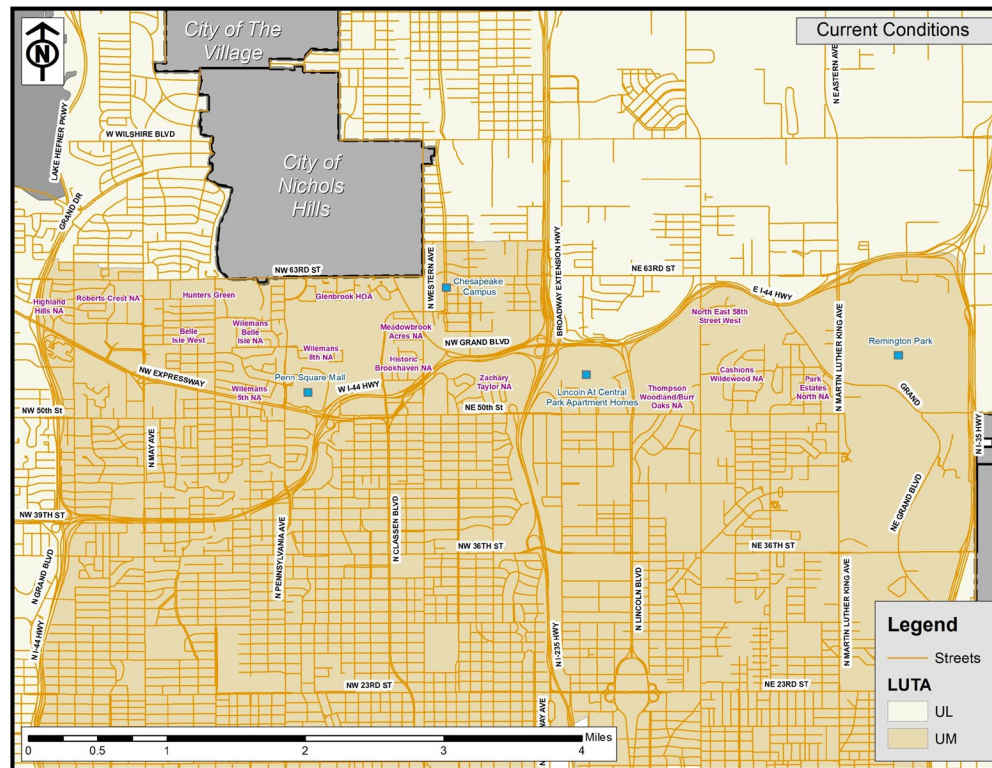
- Property owners/ applicants are required to install a sign that includes the property address, building permit number, and website/QR code link to the City's permit search database

(Ref. 59-9350.2.1.M)



Planning Commission Recommendation

- Modify the comprehensive plan Urban Medium LUTA boundaries prior to ordinance adoption



Next steps

- City Council
 - Public Hearing: December 31, 2024
 - Adoption: January 14, 2025



Questions?

Contact Information

Geoff Butler, Planning Director

Lisa Chronister, Assistant Planning Director

Marilyn Allen, Program Planner

City of Oklahoma City Planning Department

codeupdate@okc.gov

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



Concerns

Character/Compatibility

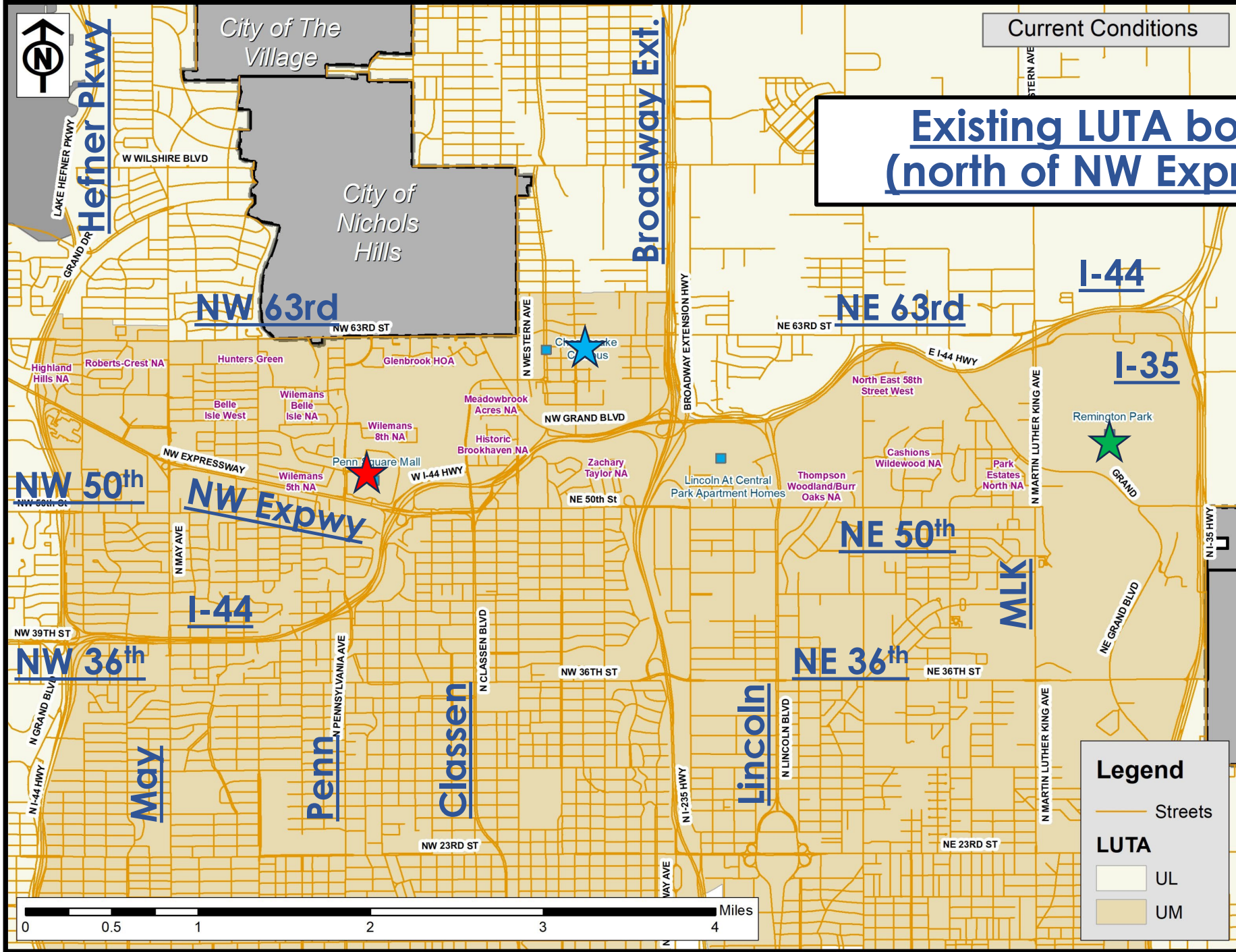
- Accessory Dwellings are not in the character of post-1950 neighborhoods; there are limited infill opportunities in these areas

Response

- Amend the comp plan to change the boundary of Urban Medium (UM) LUTA to exclude neighborhoods north of NW Expressway and NW/NE 50th St
- Amendment to be heard at the December 12, 2024 Planning Commission meeting

2200 block of Belleview Drive





Current Conditions

**Existing LUTA boundary
(north of NW Expressway)**

Map orientation
references

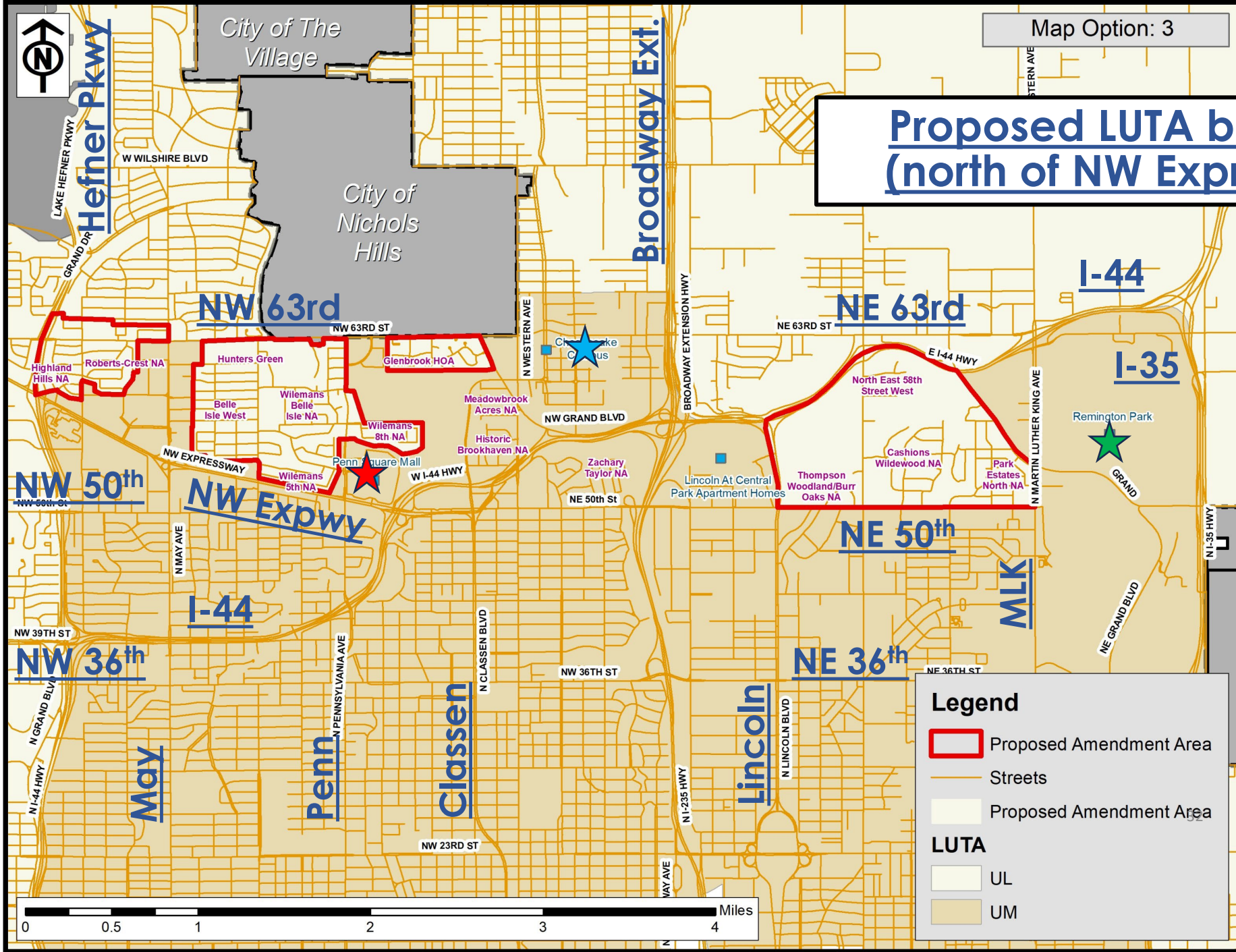
-  Penn Sq. Mall
-  Chesapeake
-  Remington Pk

Legend

— Streets

LUTA

- UL
- UM



Map Option: 3

**Proposed LUTA boundary
(north of NW Expressway)**

Map orientation
references

- Penn Sq. Mall
- Chesapeake
- Remington Pk

Legend

- Proposed Amendment Area
- Streets
- Proposed Amendment Area

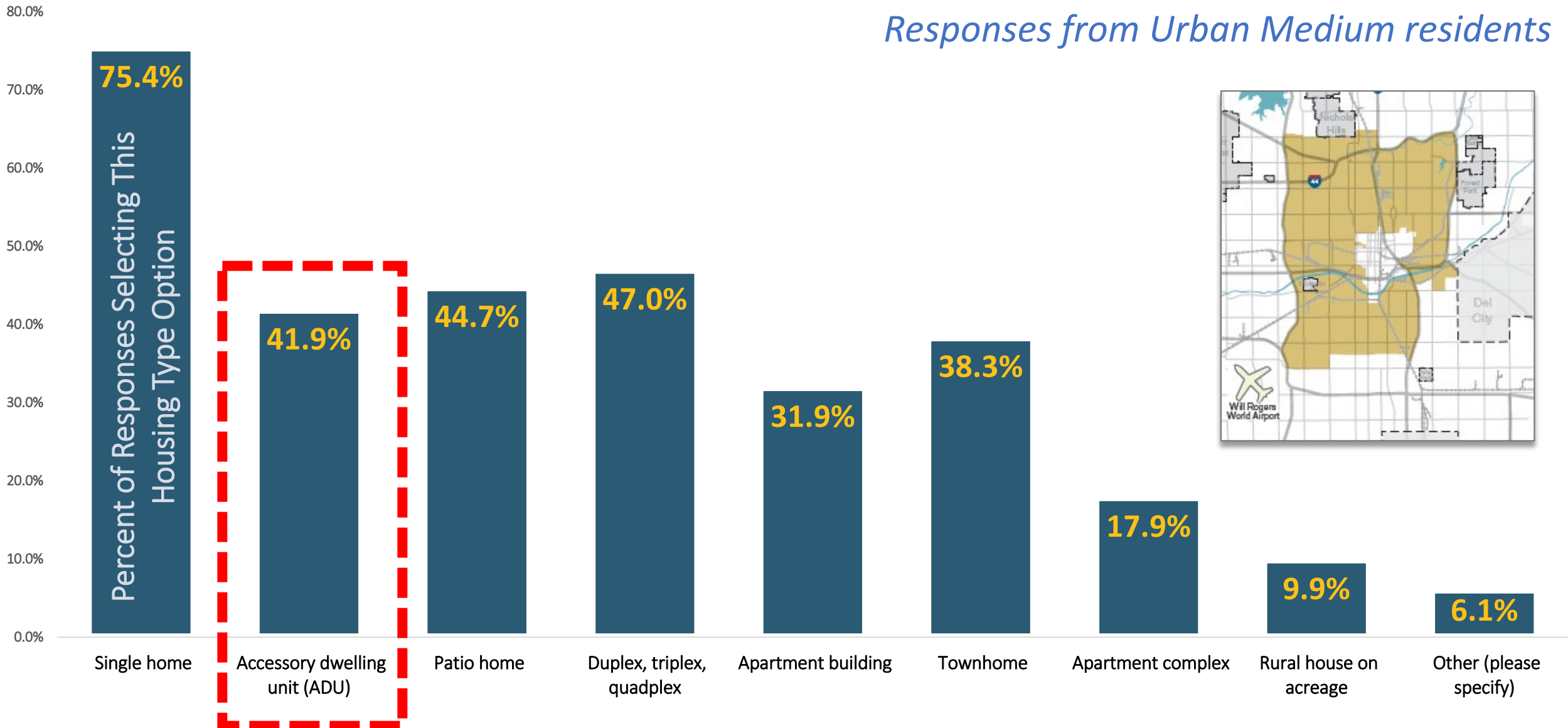
LUTA

- UL
- UM

2022 Code Update Survey Question (Select all that apply)

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

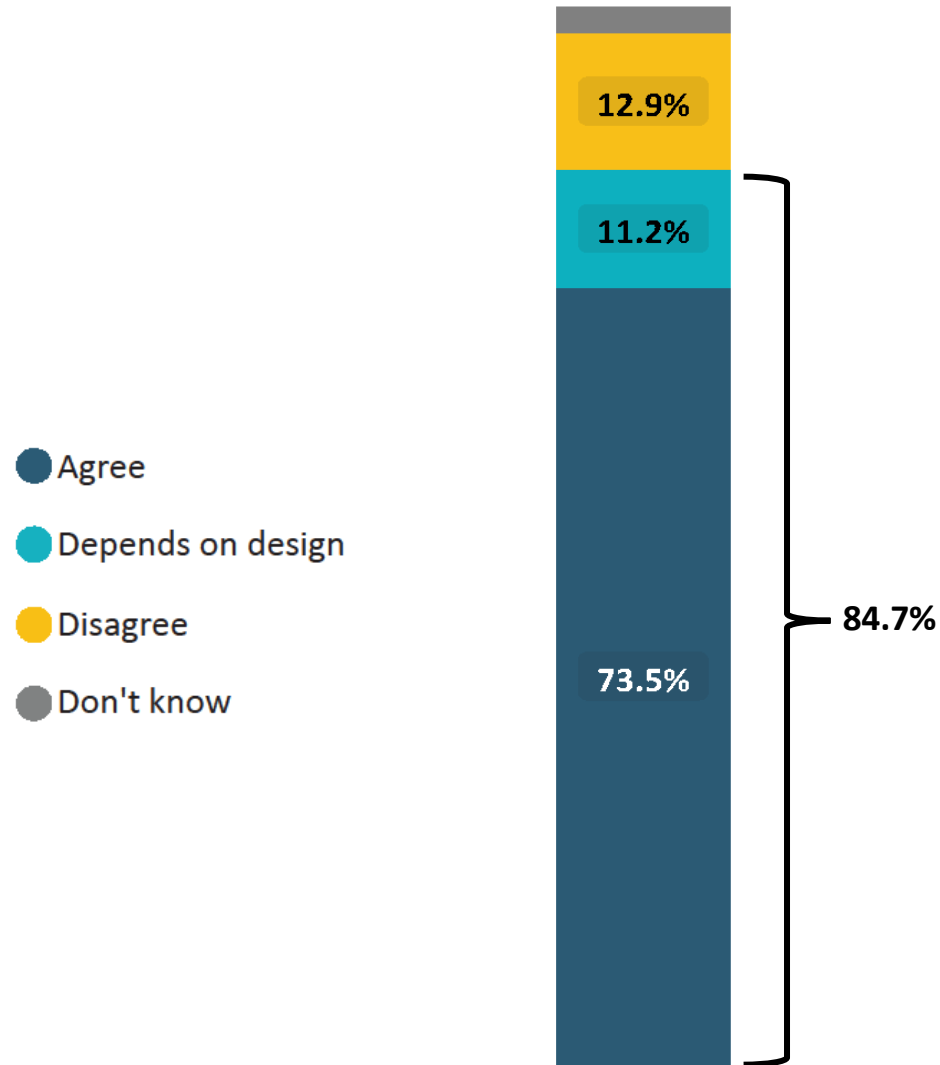
Responses from Urban Medium residents



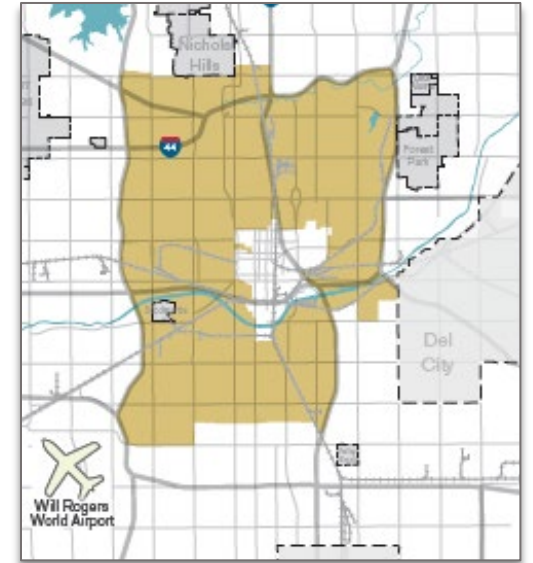


2022 Code Update Survey Question

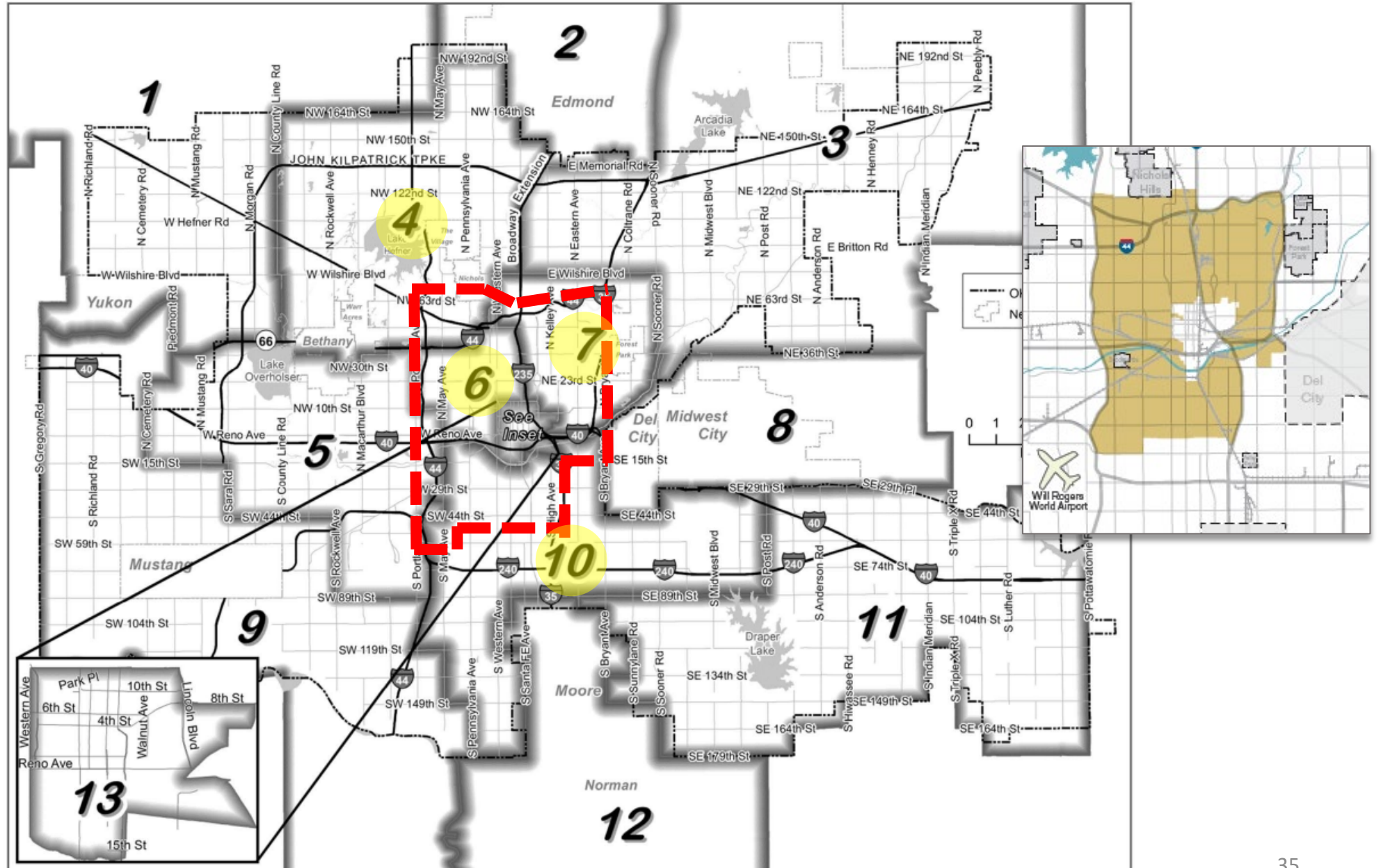
Responses from Urban Medium residents



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%



Concerns
from
outreach
since May 9

Privacy

Character & Compatibility

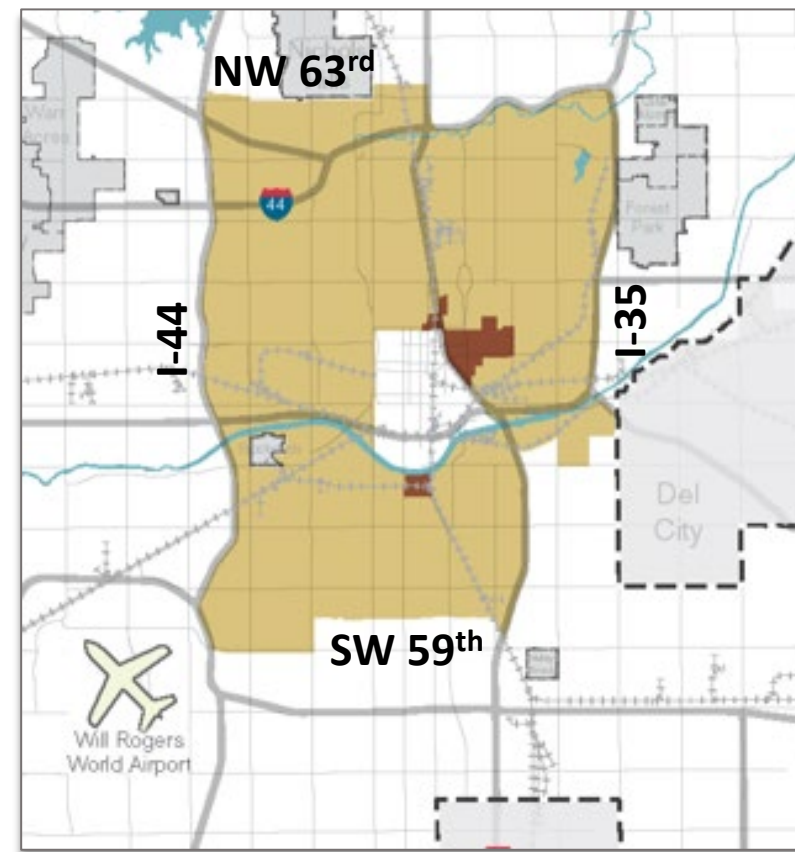
Parking

Home Sharing

Notice

Why Accessory Dwellings?

- plan**okc** policies
- Historic building form
- Housing Affordability
- Peer city approaches
- Survey responses
 - Add more notes about the survey – look for zip code info
 - Show Housing Affordability Study survey area & results – maybe a separate slide; confirm number of survey respondents if possible
 - Just note “85%” and “65%”



Zoning Strategies for Housing Affordability



**Allow for more than one
dwelling on a lot**



**Allow for smaller homes
& lots**



**Allow greater density, esp.
near jobs, schools and transit**



**Reduce/streamline
permitting costs and
timeframes**

Conditions

General Standards

- Site is zoned R-1 or is a single-family structure located on property zoned NC, R-2, R-3, or R-4 zones

- Change map to “white-out” HL/HP areas

