

**SEC. 422.1 - RM-2, LOW DENSITY APARTMENT DISTRICT**

(As amended by Ord. No. O-7677-10 – November 2, 1976; Ord. O-7778-60 – May 2, 1978; O-7778-68 – October 3, 1978; O-8182-45 – March 9, 1982; O-8990-42 – July 24, 1990; O-9293-38 – August 24, 1993; O-9596-19 – December 12, 1995; Ord. O-9697-6 – August 27, 1996; O-0708-36 – April 22, 2008; O-1718-47 – July 26, 2018)

**1. Purposes.** The RM-2 District is designed to provide areas for low-density multifamily housing which will be compatible, in terms of limitations of bulk and the providing of open space, with adjoining single family and two-family development.

**2. Uses permitted.** Property and buildings in the RM-2 District shall be used only for the following purposes:

- (a) Any uses permitted in the R-1 District.
- (b) Attached single family dwellings or detached zero lot line single family dwellings, provided that such uses comply with the area regulations in Section 421.3.4 of this Code.
- (c) Two-family dwelling (duplex), or a single family dwelling with a garage apartment. (O-1718-47)
- (d) Apartment buildings, containing four or fewer units.
- (e) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

**3. Special Use.** The following uses may be permitted, after review, in accordance with Section 434.1:

- (a) Municipal use, public building and public utility. (O-9596-19)
- (b) Public or private golf courses, including any country clubs, club houses, or any accessory commercial enterprises. (O-9596-19)
- (c) Church, temple or other place of worship. (O-9596-19)
- (d) School offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping. (O-9596-19)
- (e) Type I Bed and Breakfast Establishment. (O-8990-42; O-9293-38)
- (f) Type II Bed and Breakfast Establishment. (O-9293-38)
- (g) Child Care Center. (O-8990-42; O-9293-38)
- (h) Library/Museum. (O-8990-42; O-9293-38)
- (i) Off-street parking lot to be used as open space for vehicular parking, provided that such parking lot is adjacent to the land on which the principal use is located or separated therefrom only by a street or alley if the principal use is in the CO, C-1, C-2, C-3, I-1, I-2, R-1, R-2, or R-3 Districts. This shall not be construed as permitting separately operated commercial parking lots. (O-8990-42; O-9293-38; O-0708-36)
- (j) Convalescent home, rest home, or nursing home; or, a fraternity or sorority house, provided that where any such use abuts another property in a residential district, the minimum yards along the common boundaries shall be at least twenty (20) feet. (O-9697-6)
- (k) Rooming or Boarding House, subject to the requirements of Section 432.4. (O-9697-6)

**4. Area regulations.** Property and buildings in the RM-2 District shall be subject to the following area regulations:

- (a) Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet. (O-0708-36)
- (b) Side Yards: The minimum width of the side yard for any use including a garage apartment shall be at least five (5) feet, except as provided in Article XII, Section 431.1 of this Code. (O-0708-36)

- (c) Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet; one story unattached buildings of accessory use shall be set back one (1) foot from the utility easement or alley line, and garage apartments shall be set back ten (10) feet from the rear lot line. (O-0708-36)
- (d) Lot Width: There shall be a minimum lot width of fifty (50) feet at the building line for a single family dwelling or for a two-family dwelling, and ten (10) feet additional width for each additional family occupying the lot. Such lot shall abut on a street not less than thirty-five (35) feet.
- (e) Intensity of use:
  - (1) The minimum area of a lot for residential use shall be five thousand (5,000) square feet, subject to the provisions of Article XII, Section 431.1, Paragraph (g) of this Code.
  - (2) There shall be not less than thirty-two hundred and fifty (3,250) square feet of lot area per family on any lot.
  - (3) The ratio of floor area to lot area shall not exceed 0.40. (O-0708-36)
  - (4) Impervious Area: The total amount of impervious area, including all buildings and permanently paved areas shall not cover more than sixty-five (65) percent of a lot. Paving for parking as required in Section 431.5, including other impervious surfaces, shall not cover more than fifty percent (50%) of the required twenty-five (25) foot front yard, and comply with 431.7(1)(c). Total impervious area of the front yard can be increased to seventy percent (70%) when one or more of the following circumstances occur: (a) the driveway is needed to access a garage for three or more cars, (b) the driveway is part of a circular driveway that includes a landscaped separation from the sidewalk, or (c) the driveway is located on a cul-de-sac lot with lot frontage of less than forty (40) feet. (O-0708-36)
- (f) Within the Central Core Area of Norman (see map exhibit to Sec. 431.7), any two-family (duplex) structure with four or more bedrooms per unit is required to be sprinkled per the requirement in Section P2904 of the International Residential Code (IRC) or NFPA 13D, or as these documents are amended. (O-1718-47)

#### 5. Height Regulations.

- (a) Except as provided in Article XII, Section 431.3 of this Code, no building shall exceed three stories in height. (O-0708-36)
- (b) Any accessory building shall not exceed a wall height of ten (10) feet unless the required side and rear yard setbacks are increased by one (1) foot for each additional foot of wall height above ten (10) feet. Provided, however, than no accessory building shall exceed the height of the principal building to which it is accessory. (O-0708-36)