

Ordinance No. O-2425-31

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 20 (“LICENSES AND OCCUPATIONS”), SECTION 20-1910 (“PREMISES MAINTAINED”), AND TO SECTIONS THROUGHOUT CHAPTER 30 (“SUBDIVISIONS”) OF THE CODE, IN ORDER TO UPDATE DEFINITIONS, TO UPDATE AND ADD REFERENCES TO THE CITY’S COMPREHENSIVE PLAN, TO REQUIRE A 30-ACRE MINIMUM LOT SIZE FOR RURAL CERTIFICATES OF SURVEY WITH AN URBAN RESERVE LAND USE DESIGNATION, TO UPDATE LANGUAGE TO ENSURE COMPATABILITY WITH THE AIM NORMAN COMPREHENSIVE PLAN AND ITS VARIOUS INCLUDED MASTER PLANS, AND TO CLARIFY OR CORRECT LANGUAGE, INCLUDING FOR ERRORS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

**§ 1. That Section 20-1910 (“Premises Maintained”) of Article 20 (“Oil, Gas and Mineral Production”) of Chapter 20 (“Licenses and Occupations”), of the Code of the City of Norman shall be amended, and hereafter read, as follows:**

\* \* \*

(c) Any person who owns, operates, maintains, or completes any well as a producer when the well bore is located within 600 feet of any dwelling or business structure or is closer than 600 feet from the centerline of a public roadway shall enclose such well and its tank batteries, by a heavy commercial grade chain-link fence at least six feet high with posts set in concrete with at least three strands of barbed wire secured across the top of the fence around the well and tank batteries. The bottom of the chain-link fence shall have a #9 gauge tension wire running the length of the fence. The maximum opening between the ground and the fence shall be four inches. The fence may be constructed with removable front and side sections built of the same material as the permanent fence. Wells and tank batteries may be fenced separately as long as each separate fence complies with the requirements of this section.

- (1) The well operator shall be responsible for maintaining the fencing in compliance with the requirements of this section.
- (2) Fencing shall not be required on drill sites during initial drilling, completion, or reworking operations as long as 24-hour on-site supervision is provided. However, a secured entrance gate on the access road containing a lock shall be provided. All gates shall be kept locked when the well operator or his employees or agents are not on the

premises. A duplicate set of keys to all required locks shall be provided to the Oil and Gas Inspector, or some other appropriate means of accessibility for City personnel.

- (3) If a dwelling or business structure is constructed within 600 feet of an existing well bore or tank batteries not subject to fencing requirements prior to said construction, the well operator shall then be immediately subject to and come into compliance with all fencing requirements of this section within 60 days of written notification by the building permit holder of issuance of a building permit for said dwelling or business structure unless the well site is located outside the ~~current urban service area as designated on the Comprehensive Plan or any subsequently adopted plans~~ area located between 48<sup>th</sup> Avenue West and 48<sup>th</sup> Avenue East and the fencing requirement is waived in writing by all property owners within 600 feet of the well bore. If the fencing requirements of this section have not been satisfied by the well operator within 60 days after said notification, then the well operator's oil and gas permit for the non-compliant well may be subject to revocation. A certificate of occupancy shall not be issued for said dwelling or business structure until the fencing requirements of this section have been satisfied.
- (4) If a property where an oil well is located changes designation to current urban service area, the well operator must fence according to the requirements of this section any existing well or tank batteries, not previously subject to fencing requirements prior to said change of designation within 60 days of written notification by the moving party behind the change in designation.

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**§ 2. That Section 30-101 (“Definitions”) of the Code of the City of Norman shall be amended, and hereafter read, as follows:**

The following words, terms, and phrases when used in this chapter, shall have the meanings respectively ascribed to them in this section, except where the context otherwise requires:

\* \* \*

~~*Comprehensive Plan* means the comprehensive development plan for the City which has been officially adopted to provide long range development policies for the City in the foreseeable future and which includes, among other things, the plan for land use, land subdivision, traffic circulation and community facilities, utilities, and drainage facilities.~~

*Comprehensive Plan* means the comprehensive plan of the City of Norman, Oklahoma, which is currently the AIM (Area & Infrastructure Masterplan) Norman Comprehensive Plan adopted June 24, 2025. This Comprehensive Plan is comprised of seven distinct approved plans, or master plans, identified and defined as follows:

(a) *Land Use Plan* means the *AIM Norman Comprehensive Land Use Plan* adopted June 24, 2025;

(b) *Transportation Plan* means the *2025 Comprehensive Transportation Plan Update* adopted June 24, 2025, which updated “Moving Forward,” the 2014 City of Norman Comprehensive Transportation Plan previously in effect;

(c) *Wastewater Master Plan* means the *Wastewater Utility Master Plan* adopted June 24, 2025;

(d) *Water Utility Master Plan* means the *Water Utility Master Plan* adopted June 24, 2025;

(e) *Parks Master Plan* means the *Parks, Recreation & Culture Master Plan* adopted June 24, 2025;

(f) *Housing Plan* means the *Housing Strategy Plan* adopted June 24, 2025; and

(g) *Stormwater Master Plan* means the *Stormwater Master Plan Update* adopted June 24, 2025, and which updated the 2009 Storm Water Master Plan previously in effect.

\* \* \*

*Plat, preliminary*, means a map of a proposed subdivision showing the character and proposed layout of the tract in sufficient detail to indicate the relationship of the proposed development to topography, existing streets, drainage facilities and utilities, existing easements of record, the Comprehensive Plan, including the Transportation Plan, existing urban development and zoning, and to indicate the nature of the land planning design.

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*Rural ~~and suburban~~ area* means ~~all~~ that part of the incorporated area of the City which is ~~not~~ classified as rural or reserve Character Areas ~~in the Comprehensive~~ Land Use Plan ~~for urbanization~~.

\* \* \*

*Urban area(s) generally includes suburban areas and* means ~~all~~ that part of the incorporated area of the City planned for urbanization and which is not designated as rural, protected and sensitive, or reserve Character Areas ~~in the Comprehensive~~ Land Use Plan ~~for urbanization~~.

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**§ 3. That Section 30-102 (“Purpose”) of the Code of the City of Norman shall be amended, and hereafter read, as follows:**

\* \* \*

(d) This chapter is designed, intended, and should be administered in a manner to:

(1) Implement the Comprehensive Plan, and all incorporated plans and master plans, in relation to:

- a. The use of land and land use relationships;
- b. The transportation system, including, but not limited to, highways, streets, alleys, bicycle paths, bicycle lanes, sidewalks;
- c. Community facilities including recreational and educational facilities, fire stations, etc.;
- d. The extension or expansion of the sanitary sewer system including adequate easements to accommodate lines and facilities;
- e. The extension or expansion of the water distribution system and the provision of fire hydrants including adequate easements to accommodate lines and facilities;
- f. The appropriate disposition of surface runoff water; and
- g. The accommodation of all other utilities within adequate easements.

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**§ 4. That Section 30-105 (“Relation to Zoning”) of the Code of the City of Norman shall be amended, and hereafter read, as follows:**

In order to provide adequate information for evaluation and decision by the Planning Commission and the City Council, and to provide documentation of intent for public record, the following requirements are mandatory:

- (a) A rezoning request which includes any amount of unplatted land shall be accompanied by a preliminary plat of the land in question, and any adjacent land which is 50 percent or more owned or under option to buy by the applicant; provided, however, that any land for which a plat is not required as a prerequisite for a building permit is exempted from this requirement. The preliminary plat shall be submitted for consideration as an agenda item before the Planning Commission simultaneously with the rezoning request.
- (b) In the instance of proposed planned unit developments, as provided in NCC ch. 36, five copies of a site development plan shall also be included with the submission of the preliminary plat when application is made for Planning Commission approval.
- (c) Provided that no final plat may be considered for approval by the City Council until the preliminary plat and proper zoning in terms of density, lot size, and land use has been

approved by the City Council, in accordance with the minimum requirements of the Comprehensive Plan and this Code, regarding the subject property.

**§ 5. That Section 30-401 (“Design Principles”) of the Code of the City of Norman shall be amended, and hereafter read, as follows:**

The quality of design of the City is dependent on the quality of design of the individual subdivisions that compose it. Good community design requires the coordination of the efforts of each subdivider and developer of land within the area. Therefore, the design of each subdivision shall be prepared in accordance with the principles established by the Comprehensive Plan, including those for land use, circulation, community facilities and public utility services and in accordance with the following general principles:

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**§ 6. That Section 30-511 (“Street and Alley Improvements”) of the Code of the City of Norman shall be amended, and hereafter read, as follows:**

The subdivider of any subdivision designed to be used for residential, commercial, industrial, or other uses shall lay out, grade, or otherwise improve all streets and alleys that are designated on the approved plat or that directly serve the subdivision in compliance with the standards and specifications of this Code and in compliance with the following provisions:

(a) Streets and alleys in the urban area shall be laid out, graded and otherwise improved as specified in the applicable standards and specifications governing such construction. Such street layout and all improvement shall be done under the supervision of the Public Works Department and shall be subject to inspection and approval in accordance with the standards and specifications of this Code.

(b) Street right-of-way and pavement widths shall comply with all of the elements of the Comprehensive Plan, including the Transportation Plan, and the regulations relating thereto. The paving design of ~~the~~ an intersection ~~of~~ with any new street with a State or federal highway designation shall be approved by the State Department of Transportation.

**§ 7. That Section 30-606 (“Exception to Allow Norman Rural Certificates of Survey as Plats in A-1 and A-2 Zoning Districts”) of the Code of the City of Norman shall be amended, and hereafter read, as follows:**

(a) For properties located in the reserve and rural areas of Norman, as identified in the Comprehensive Plan, including the Land Use Plan, ~~i~~It is the purpose of this exception to allow lots of ten acres or more (or where designated as Urban Reserve land use, lots of thirty acres or more) to be developed and sold adjacent to public or private roadways in the A-1 and A-2 Agricultural Districts; however, private roadways should be constructed and maintained in such a manner that said roadways may be traversed and used by police, fire and other official vehicles of all municipal,

county, State and federal agencies. Lots created under this process shall be designated as "City rural certificate of survey subdivisions" and may be permitted under the following procedures:

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**§ 8. That Section 30-607 ("Exception to Exclude Section Line Roads from Residential Estate Plats or Rural Cluster Developments Under Specified Conditions") of the Code of the City of Norman shall be amended, and hereafter read, as follows:**

The purpose of this section is to allow owners of RE or Rural Cluster Planned Unit Development zoned lands to exclude the improvement of section line roads when the following requirements are met:

- (a) No lot within the subdivision obtains direct access to the section line road;
- (b) The subdivision includes the dedication of the required right-of-way along the section line road in accordance with the Comprehensive Plan, including the Transportation Plan;
- (c) The section line road has been previously opened by the City, County or State as a section line road; and
- (d) The section line road is a passable all-weather road, graded for drainage, has acceptable borrow ditches for drainage and is in a good State of repair constructed to the minimum design standard for section line roads adjacent to such subdivisions.

**§ 9. That Section 30-705 ("Suitability of Land") of the Code of the City of Norman shall be amended, and hereafter read, as follows:**

Any land to be dedicated for public park purposes to meet the requirements of this article shall be reasonably located and adaptable for use as an active neighborhood public park and recreation facility. Such determination shall be made by the Board of Park Commissioners, whose decision may be appealed to the City Council. Factors to be used in evaluating the adequacy of the proposed public park and recreation areas include, but are not limited to, the following:

- (a) *Unity*. The dedicated land should form a single parcel or tract of land at least five acres in size unless the Board of Parks Commissioners determined that a smaller tract would be in the public interest, or that additional contiguous land will be reasonably available for dedication to or purchase by the City.
- (b) *Shape*. The shape of the parcel or tract of land to be dedicated should be appropriate for public parks and recreation purposes.
- (c) *Access*. Public access to public park land delineated on a preliminary plat shall be ensured by provision of at least 50 feet of street frontage, in a manner satisfactory to the Board of Parks Commissioners. At the time the land abutting the delineated areas

is developed, the subdivider of such abutting land shall furnish and pay for paving all abutting street frontage and shall provide water and sewer access to the boundary of one side of the delineated area to meet minimum requirements as determined by the Public Works Department.

- (d) *Topography*. The land to be dedicated to meet the requirement of this article should be suitable for public parks and recreation activities. In that regard 50 percent of the dedicated land area should not exceed five percent grade. The Parks Master Plan and ~~Recreation Department's five year plan and the general plan~~ Comprehensive Plan for the City shall be considered when evaluating land proposals for dedication.