

AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA, ESTABLISHING A TEMPORARY EMERGENCY RESIDENTIAL CAMPING PERMIT PROGRAM; AUTHORIZING LIMITED TEMPORARY CAMPING ON CERTAIN OWNER-OCCUPIED RESIDENTIAL PROPERTY SUBJECT TO STRICT CONDITIONS; PROVIDING DEFINITIONS; ESTABLISHING PERMIT REQUIREMENTS, HEALTH AND SAFETY STANDARDS, OCCUPANCY LIMITS, SANITATION REQUIREMENTS, REVOCATION PROCEDURES, AND ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

- § 1 **WHEREAS**, City Council finds that unsheltered homelessness presents substantial public health, sanitation, and safety concerns; and
- § 2 **WHEREAS**, City Council further finds that temporary regulated sheltering on private residential property may provide a safer alternative to unauthorized encampments in parks, rights-of-way, and other public property; and
- § 3 **WHEREAS**, City Council desires to establish a narrowly tailored, temporary permitting framework that permits limited humanitarian assistance while preserving neighborhood safety, sanitation, traffic visibility, and compatibility with surrounding residential uses; and
- § 4 **WHEREAS**, The City Council finds that temporary authorization subject to strict regulation is necessary to protect the public health, safety, and welfare.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORMAN, IN THE STATE OF OKLAHOMA, AS FOLLOWS:

SECTION 1. PURPOSE.

The purpose of this Ordinance is to establish a temporary and revocable permitting program authorizing limited camping on certain residential property under controlled conditions intended to protect public health and safety while reducing unauthorized camping elsewhere within the City.

SECTION 2. DEFINITIONS.

For purposes of this Ordinance:

- A. “Camping” means residing or dwelling temporarily outdoors, including sleeping overnight in a tent, temporary shelter, recreational vehicle, or similar structure.
- B. “Permittee” means the owner-occupant issued a permit under this ordinance.
- C. “Temporary Shelter” means a tent or other portable weather-resistant structure intended for overnight occupancy.

- D. “Owner-Occupied Residence” means a dwelling occupied as the primary residence of at least one record owner of the property.

SECTION 3. TEMPORARY RESIDENTIAL CAMPING PERMIT AUTHORIZED.

- A. Notwithstanding other provisions of the City Code, the City Manager or designee may issue a Temporary Residential Camping Permit authorizing limited camping on qualifying residential property subject to the requirements of this ordinance.
- B. A permit issued under this ordinance constitutes a revocable license only and does not create any property right, tenancy, or vested entitlement.
- C. Nothing in this ordinance shall be construed to require the City to issue a permit.

SECTION 4. ELIGIBILITY.

A permit may only be issued if all the following conditions are satisfied:

- A. The property is zoned residential;
- B. The property contains an owner-occupied dwelling;
- C. The applicant is the record owner of the property;
- D. The applicant consents in writing to City inspection and enforcement;
- E. The property is connected to functioning water and sanitary sewer service;
- F. The property is not subject to unresolved nuisance, dangerous building, or health code violations;
- G. The proposed camping area complies with all spacing and visibility requirements of this ordinance.

SECTION 5. OCCUPANCY LIMITATIONS.

- A. No more than two (2) persons may camp on any residential lot under this ordinance.
- B. No more than one (1) temporary shelter may be placed on any lot unless specifically approved by the City Manager based upon lot size and safety considerations.
- C. Camping shall be limited to persons invited by the permittee.
- D. Compensation or rent shall not be accepted in exchange for camping privileges authorized under this ordinance.

SECTION 6. LOCATION REQUIREMENTS.

- A. Camping shall only occur within an area specifically approved by the City.
- B. Temporary shelters must be located in the front yard.
- C. No temporary shelter may be located:
 - 1. Within fifteen (15) feet of any public sidewalk;
 - 2. Within twenty (20) feet of any street intersection;
 - 3. Within eight (8) feet of any side property line;
 - 4. Within any drainage easement or utility easement.
- D. Temporary shelters shall not obstruct vehicular sight distance, sidewalks, driveways, fire access, or pedestrian travel.
- E. No camping shall occur in the public right-of-way.

SECTION 7. SANITATION AND HEALTH REQUIREMENTS.

- A. The permittee shall provide access to:
 - 1. Restroom facilities within the principal residence; and
 - 2. Potable water.
- B. Accumulation of garbage, debris, hazardous materials, or human waste is prohibited.
- C. Open fires are prohibited.
- D. Cooking using propane, charcoal, wood-burning devices, or open flame equipment outdoors is prohibited.
- E. The property shall remain free from conditions constituting a public nuisance.

SECTION 8. CONDUCT REQUIREMENTS.

The following conduct is prohibited on property operating under this ordinance:

- A. Assaultive or threatening behavior;
- B. Excessive noise;

- C. Public intoxication;
- D. Illegal drug activity;
- E. Storage of stolen property;
- F. Discharge of firearms;
- G. Harassment of neighboring property owners;
- H. Blocking sidewalks or streets.

SECTION 9. PERMIT TERM.

- A. A permit issued under this ordinance shall expire ninety (90) days after issuance unless sooner revoked.
- B. The City Manager may grant one additional ninety-day extension upon written application and inspection.
- C. This ordinance shall automatically expire one (1) year after its effective date unless extended by the City Council.

SECTION 10. INSPECTIONS.

The City may inspect the property at reasonable times to determine compliance with this ordinance.

SECTION 11. REVOCATION.

A permit may be suspended or revoked for:

- A. Violation of this ordinance;
- B. Creation of a public nuisance;
- C. False information in the permit application;
- D. Threats to public health or safety;
- E. Criminal activity occurring on the property.

Upon revocation, all camping activity shall cease within twenty-four (24) hours.

SECTION 12. NO TENANCY CREATED.

Persons camping pursuant to this ordinance shall not be considered tenants under the Oklahoma Residential Landlord and Tenant Act unless otherwise established by state law.

SECTION 13. ENFORCEMENT.

- A. Violation of this ordinance constitutes a municipal offense.
- B. Each day a violation exists shall constitute a separate offense.
- C. The City may pursue civil enforcement, injunctive relief, nuisance abatement, or permit revocation.

§ 6 **SEVERABILITY CLAUSE.** If any section, subsection, sentence, clause, phrase, portion of this ordinance is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such finding shall not affect the validity of the remaining portions thereof.

§ 7 **EMERGENCY.** Council hereby declares an emergency exists for the immediate preservation of public peace, health, and safety, and this Ordinance shall become effective immediately upon passage and approval.

ADOPTED this _____ day of _____, 2026.

NOT ADOPTED this _____ day of _____, 2026.

Stephen Tyler Holman, Mayor

Stephen Tyler Holman, Mayor

ATTEST:

City Clerk