

Ordinance No. O-2526-70

ORDINANCE DECLARING A MORATORIUM UNTIL JUNE 9, 2027, ON THE ACCEPTANCE OF NEW APPLICATIONS FOR PROCESSING OF AND ISSUANCE OF REZONING OR ADMINISTRATIVE REQUESTS, APPROVALS AND PERMITS, INCLUDING BUILDING PERMITS, THAT WOULD ALLOW CONSTRUCTION ON, EXPANSION OF, OR USE OF PROPERTY FOR A DATA CENTER LOCATED IN THE CITY OF NORMAN; PROVIDING FOR AN APPEAL PROCESS; PROVIDING FOR EFFECTIVE AND EXPIRATION DATES; PROVIDING FOR THE SEVERABILITY; AND DECLARING AN EMERGENCY.

- § 1. **WHEREAS**, the City of Norman has received inquiries regarding the potential development of data centers within the City; and
- § 2. **WHEREAS**, currently Chapter 36 of the Norman City Code (NCC) as amended, known as the Norman Zoning Ordinance, (“Zoning Ordinance”), does not have a specific use permit or specific regulations identified for data centers; and
- § 3. **WHEREAS**, Chapter 36 of the Norman City Code, as amended, does not currently contain specific regulations governing data centers or standards addressing the potential impacts associated with data center development; and
- § 4. **WHEREAS**, data centers may present land use and infrastructure impacts that differ significantly from other commercial and industrial uses, including substantial water consumption, electrical demand, backup power generation, noise, heat generation, utility infrastructure requirements, and other impacts that may affect surrounding properties and municipal services; and
- § 5. **WHEREAS**, City Council has entered into a contract with Clarion Associates to update the City's development regulations and desires sufficient time to evaluate the unique characteristics and impacts of data centers and to consider whether specific zoning classifications, performance standards, buffering requirements, utility standards, and operational regulations should be adopted; and
- § 6. **WHEREAS**, City Council finds that a temporary moratorium is necessary to preserve the status quo while such studies are conducted and regulations are considered.

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

- § 7. A Moratorium until June 9, 2027, is hereby declared on the acceptance, processing, and approval of applications for rezonings, administrative approvals, permits, and building permits that would authorize the construction,

expansion, or operation of a data center utilizing an evaporative cooling system projected to consume more than 250,000 gallons of potable water per day.

The City Council finds that such facilities may have substantial impacts on municipal infrastructure and public services and that additional study is necessary before such facilities are permitted within the City.

For purposes of this Ordinance, projected potable water consumption shall be determined by information supplied by the applicant and verified by the City Engineer or the Engineer's designee.

- § 7. Any firm, person or business entity aggrieved by any determination made by the Director of Planning Director and Community Development under the terms of this Ordinance may appeal such determination to the Board of Adjustment as provided in Chapter 2, Article 2-III of the Norman City Code, as amended. The Board of Adjustment is hereby authorized to grant variances from the terms of this Ordinance to relieve an unnecessary hardship, provided the purpose and intent of the Ordinance is met.
- § 8. The provisions of this Ordinance shall apply only to applications for the processing of and issuance of rezoning requests, administrative approvals and permits, including building permits, for the construction, expansion, or use of property for data centers which are filed after the effective date of this Ordinance as set forth in Section 11 below.
- § 9. This Moratorium shall become effective immediately upon its adoption, and shall remain in full force and effect for the shorter of June 9, 2027, or the effective date of an amendment to the Zoning Ordinance related to the adoption of new use units and regulations associated with data centers by the City Council, after which it shall automatically expire and be null and void; provided that the expiration date of the Moratorium may be modified by the enactment of a subsequent ordinance of the City of Norman.
- § 10. If any section, sentence, clause, or phrase of this Ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Ordinance or any part thereof.
- § 11. **Emergency:** An emergency is hereby declared to exist for the preservation of the public peace, health, safety, and welfare by reason whereof this Ordinance shall take effect immediately upon its adoption and publication.
- § 12. **Severability.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the

remaining portions of this ordinance, except, that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this _____ day
of _____, 2026.

NOT ADOPTED this _____ day
of _____, 2026.

Mayor

Mayor

ATTEST:

City Clerk