

AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 429.1, SUB-SECTION 4, OF THE ZONING ORDINANCE TITLED FLOOD HAZARD DISTRICT LAND USES TO REQUIRE THAT CERTAIN FEATURES OF AND EQUIPMENT SERVICING NEW OR SUBSTANTIALLY IMPROVED STRUCTURES IN THE FLOODPLAIN, AS FURTHER SET FORTH IN THE ORDINANCE, BE ELEVATED A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION; AND PROVIDING FOR THE SEVERABILITY THEREOF.

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

§ 1. That, Section 429.1(4) of Chapter 22 of the Code of the City of Norman be amended as follows:

4. Flood Hazard District Land Uses.

* * * *

(c) Specific Standards that Require Flood Plain Permits (A, AE, AH, AO Zones).

* * * *

- (1) Residential Structures – including both “site-built” and “manufactured homes,” shall be constructed on fill so that the lowest floor ~~(including basement)~~ (including basement, ductwork, mechanical and electrical equipment including furnaces, water heaters, and air conditioners, etc.) is at least two (2) feet above the base flood elevation. The fill shall be at a level no lower than one (1) foot above the base flood elevation for the particular area and shall extend at such elevation at least fifteen feet (15’) beyond the limits of any structure or building erected including any attendant utility and sanitary facilities.

All manufactured homes to be placed within Zone A shall be installed using methods and practices which minimize flood damage. For the purpose of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to use of over-the-top or frame ties to ground anchors. Manufactured homes are to be placed or substantially improved on a permanent foundation such that the lowest floor (including ductwork, mechanical and electrical equipment including furnaces, water heaters, and air conditioners, etc.) of the manufactured home is elevated at least two (2) feet above the base flood elevation for the particular area in which the home is to be located. In the A-2, Rural Agricultural District, each dwelling unit or manufactured home must be located on a lot containing at least ten (10) acres, or a legal lot filed of record prior to February 25, 1997. In the Ten Mile Flat Conservation Area as described

in Section 420.2, for property within the A-2, Rural Agricultural District, as amended, each dwelling unit or manufactured home must be located on a lot containing at least twenty (20) acres, or a legal lot filed of record prior to the effective date of Ordinance O-0405-23, which is December 16, 2004.

*

*

*

*

- (3) Non-residential Construction – new construction and substantial improvement of any commercial, industrial or other non-residential structures shall be constructed on fill as above [Sec. 4(b)(1)] including any attendant utility and sanitary facilities, shall be designed so that the lowest floor ~~(including basement)~~ (including basement, ductwork, mechanical and electrical equipment including furnaces, water heaters, and air conditioners, etc.) is elevated at least two feet above base flood elevation and the fill shall be at a level no lower than 1 foot above the base flood elevation for the particular area and shall extend at such elevation at least (15) fifteen feet beyond the limits of any structure or building erected thereon. A registered professional engineer shall submit a certification to the Director of Public Works that the standards of this Ordinance, as proposed in Section 5(a)(1- 2), are satisfied.

*

*

*

*

§ 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional, 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.

ADOPTED this _____ day
of _____, 2021.

NOT ADOPTED this _____ day
of _____, 2021.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)