

Ordinance No. O-2223-31

AN ORDINANCE AMENDING THE CENTER CITY FORM BASED CODE, ADOPTED BY REFERENCE IN CHAPTER 36 (“ZONING”) AT SECTION 36-540, OF THE CODE OF THE CITY OF NORMAN, IN ORDER TO REMOVE DUPLICATIVE LANGUAGE, CLARIFY LANGUAGE, AND CORRECT MISTAKES, OMISSIONS OR ERRORS, UPDATE REFERENCES TO THE RECODIFIED MUNICIPAL CODE, REFERENCE UPDATED ENGINEERING DESIGN CRITERIA, TO AMEND THE CERTIFICATE OF COMPLIANCE APPLICATION REQUIREMENTS FOR SITE PLAN REQUIREMENTS, AND TO AMEND TO ADD ADMINISTRATIVE ADJUSTMENT AUTHORITY TO ADDRESS UTILITY AND RELATED INFRASTRUCTURE CONFLICTS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

- § 1. WHEREAS, Ordinance O-1617-35, adopted by City Council on May 23, 2017, adopted in its entirety and incorporated by reference into the Zoning Ordinance the document entitled, “Center City Form-Based Code” dated April 2017 and consisting of a cover page, Pages iii-vi, Pages 1-70, and Center City Planned Unit Development – Appendix B, Pages 1-7; and
- § 2. WHEREAS, Council adopted Ordinance O-1718-47 on June 26, 2018 making limited amendments to the Center City Form Based Code to require two-family structures (duplexes) with four or more bedrooms to be sprinkled per applicable building code requirements; and
- § 3. WHEREAS, Council adopted Ordinance O-1718-51 on July 24, 2018 to allow for the sale of alcoholic beverages in theaters in compliance with State law; and
- § 4. WHEREAS, Council adopted Ordinance O-1920-3 on July 23, 2019, following a six (6) month administrative delay, implementing various amendments to address the issues giving rise to the need for the administrative delay; and
- § 5. WHEREAS, Council adopted Ordinance O-2122-47 on June 14, 2022, again following a six (6) month administrative delay, implementing various amendments to address the issues giving rise to that second administrative delay; and
- § 6. WHEREAS, since adoption of O-2122-47, the City of Norman adopted Ordinance O-2223-23 on February 28, 2023, which recodified Norman’s municipal code, resulting in new references and citations for most of the existing municipal code. As part of the recodification, the Zoning Ordinance was incorporated into the main municipal code document, and adopted fully at Chapter 36 therein, necessitating updates to various citations and references within the Center City Form Based Code document; and
- § 7. WHEREAS, since adoption of O-2122-47, the City of Norman also adopted Ordinance O-2223-24 on February 28, 2023, which incorporated revisions to City of Norman Engineering Design Criteria and Standard Specifications and Construction Drawings, further necessitating updates to citations and references within the Center City Form Based Code document; and
- § 8. WHEREAS, since adoption of O-2122-47, City Staff has identified duplicative language, and has determined the need to amend the Certificate of Compliance application document to account for site plan requirements; and

§ 9. WHEREAS, other areas within the CCFBC language have been identified as requiring correction and clarification to avoid the potential for confusion in future application and interpretation; and

§10. WHEREAS, having reviewed the substance of these proposed updates and corrections, Council desires to replace the Center City Form Based Code in its entirety with a revised Code inclusive of previous amendments and current amendments.

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

§ 11. That Section 36-540 of Chapter 36 of the Code of the City of Norman shall be amended to read as follows, and may be accessed at:

~~(a) The Center City Form Based Code, as expressly adopted by reference herein, shall be hereby amended as follows: In Part I, General Provisions, section 104 (Other Applicable Regulations), on Page 2, to add the following subsection C:~~

~~Within the Center City Form Based Code Area of Norman exhibited in this section, and as that area is contained within the Central Core Area of Norman (see map exhibit to NCC 36-550) 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.~~

~~In Appendix B, section 3 (Standards of Development), to add the following subsection (h):~~

~~(h) Central Core Area of Norman sprinkling requirements. Within the Center City Form Based Code Area of Norman exhibited in this section, and as that area is contained within the Central Core Area of Norman (see map exhibit to NCC 36-550) 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.~~

~~(b) The Center City Form Based Code, as expressly adopted by reference herein, shall be hereby amended as follows:~~

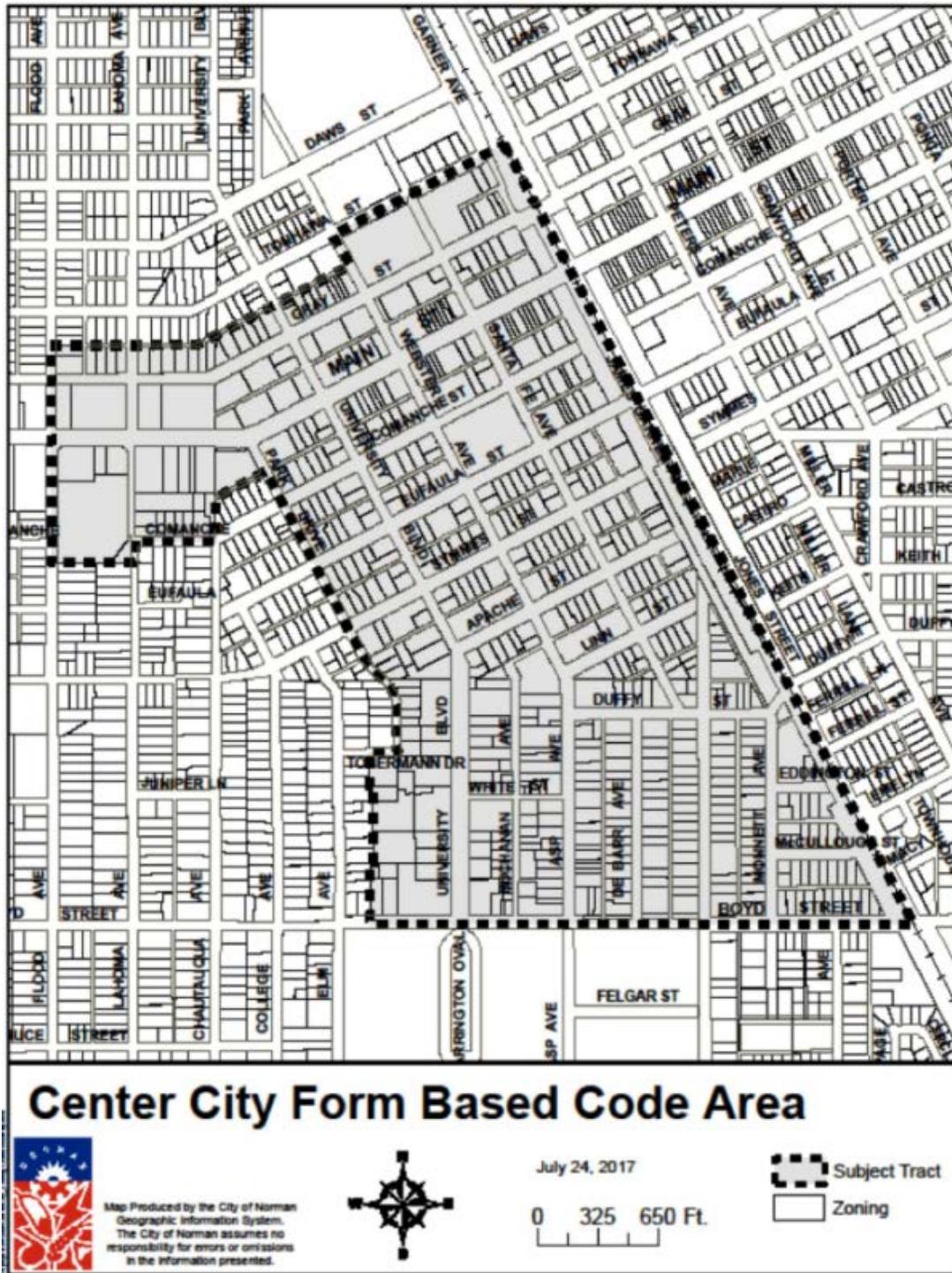
~~In Appendix B, section 3 (Standards of Development), to add the following subsection (i):~~

~~(i) A theater, including one that sells alcoholic beverages in compliance with State law, may be incorporated into appropriate CCPUDs.~~

Normanok.gov, "Norman Center City Vision"

<https://www.normanok.gov/your-government/departments/planning-and-community-development/planning-projects/norman-center-city>

Center City Form Based Code Area Map



§ 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 _____, 2023.

NOT ADOPTED this _____ day
of _____, 2023.

(Mayor)

(Mayor)

ATTEST:

(City Clerk)