



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

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Title

RESOLUTION NO. R-1213-144: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ESTABLISHING POLICIES, DUE TO THE RECENT TORNADOES, FOR ALLOWING AFFECTED RESIDENTS TO INHABIT TEMPORARY DWELLINGS WHILE REBUILDING HOUSES DAMAGED BY THE TORNADOES AS A MEANS OF DISASTER RELIEF.

Body

BACKGROUND: Beginning on May 19, 2013, the City of Norman and surrounding jurisdictions began to experience a series of damaging tornadoes.

As a result of these tornadoes, over 30 structures in the City of Norman have sustained damage. In light of the severity of the damage and the impact on the citizens of the City of Norman, the attached Resolution has been proposed as a means of disaster relief.

DISCUSSION: City Staff, both in the City Manager's Office and the Planning Department, have spoken with municipalities throughout the region about the rebuilding efforts and disaster relief methods those municipalities encountered when affected by severe storms, tornadoes, fires, or other natural disasters. Often, municipalities enact some type of ordinance and/or resolution to allow occupancy of temporary structures by displaced citizens while their houses were rebuilt.

The attached Resolution allows affected citizens to live in temporary dwellings, when located on the same lot as the permanent dwelling that has been rendered uninhabitable by tornadoes, while the permanent dwelling is repaired or reconstructed. Currently, the City of Norman does not have any regulations permitting any type of habitation of temporary dwellings. This Resolution, if enacted, would allow victims of the May 19, 2013, tornado to reside in temporary structures during their rebuilding efforts. This Resolution is the same Resolution that Council enacted at the August 14, 2012, meeting to assist victims of the August 2012 wildfires during their rebuilding efforts.

In furtherance of this, the Resolution directs the City Manager (or his designee) to allow affected residents to occupy temporary dwellings when the following criteria are met:

- Prior to occupation of a temporary dwelling, the safety of the dwelling must be considered.
- Temporary dwellings are limited to mobile homes, recreational vehicles, travel trailers, and structures permanently affixed to the ground.
- Temporary dwellings may only be located in A-1, A-2, and RE zoning districts.
- Temporary dwellings must have adequate water, wastewater disposal systems, and electricity.
- Temporary dwellings may not be located within ten feet of property lines, within site triangles or over utility easements.

In addition to these requirements, in order to encourage rebuilding efforts, the affected property owners must apply for and receive a building permit within a year from the date of the destruction of their permanent residence in order to be able to continue to occupy the temporary dwelling. Also, once the permanent residence is rebuilt, a property owner shall remove the temporary dwelling or make the necessary changes for the property to be in conformance with the regulations of the district in which the property is located within a time limit established by the City Manager (or his designee) or prior to the issuance of a Certificate of Occupancy for the new permanent structure on the subject property. The City Manager (or his designee) can extend the time limit of either or both of these requirements upon the showing of good cause by the affected citizen.

RECOMMENDATION: The attached Resolution allows the habitation of temporary dwellings by citizens affected by the recent tornadoes while those citizens rebuild their permanent residences. In addition, it creates standards for such occupations in order to protect the health and safety of those citizens and surrounding property owners. If City Council wishes to allow the habitation of temporary structures as a means of disaster relief, Staff recommends the adoption of the attached Resolution R-1213-144.