

Sec. 10-203.1. - Public nuisances.**(a) Definitions:**

- (1) A public nuisance is a thing, act, occupation, or use of the property which shall annoy, injure, or endanger the safety, health, comfort, or repose of any considerable number of persons; shall offend the public decency; or shall in any way render any considerable number of persons insecure in life or in use of property.
- (2) The term person shall mean and include any natural person, association of persons, partnership, corporation, agent or officer, and shall also include all warehousemen, common and private carriers, bailees, trustees, receivers, executors, and administrators.

(b) The following specific acts, places, conditions and things are hereby declared to be nuisances:**(1) Operating/or allowing a nuisance property.****a. Definitions.**

1. A nuisance property is defined as: a location zoned residential, where the occupants, invitees, owners or other persons utilize the property in a manner which shall annoy, injure, or endanger the safety, health, comfort, or repose of any considerable number of persons; shall offend the public decency; or shall in any way render any considerable number of persons insecure in life or in use of property.
2. In or on the premises of any dwelling means either within a dwelling or the area within the boundary lines of any real property of the same ownership on which such dwelling is located.

- b. A location shall be determined to be a nuisance property if within a three hundred sixty-five-day period, on three (3) different dates, citations resulting in a plea of guilty or no contest, or result in a finding of guilty, for violations in at least two (2) of the following chapters of the Code of the City of Norman: 4, 10, 13, 15, 20 and 22, or state law, affecting any considerable number of persons.

- (2) The keeping of any lot or piece of ground on which there is located a pool or pond of unwholesome, impure, stagnated or offensive water.
- (3) Open storage of commodities and materials for sale, lease, inventory or private use shall not be permitted in residential areas. Commodities are defined as, but not limited to: appliances, automotive parts, furniture (excluding patio and lawn furniture) (excluding garage sale with a permit), building materials (excluding materials needed under an active building permit or in the construction of a fence on said property). Firewood neatly stacked and stored (for private use on said property) in the rear or side yards behind the front building line is also excluded.
- (4) Upon determination by the Director of Planning and Community Development or his designee that a location has met the definition of a nuisance property in section (b)(1) b., the City Council shall hold a public hearing to determine the appropriate action for abatement or condemnation of the nuisance. Upon a majority vote by the City Council, City services to the location, including but not limited to water, may be ordered to be disconnected for a period not to exceed six (6) months. During this disconnect period, the location and/or any structure(s) shall be deemed uninhabitable.

(Ord. No. 0-0405-25, § 3; Ord. No. 0-0506-53)