

The City of Durant encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged in order to make the necessary accommodations. The City of Durant may waive the 48-hour rule if interpreters for the deaf (signing) or translation services for limited English proficient (LEP) individuals are not the necessary accommodation.

DURANT CITY COUNCIL

5:30 PM

**DURANT CITY
COUNCIL &
PLANNING
COMMISSION**

October 29, 2020

**Location: Roscoe J.
Hatfield Council
Chambers, 300 West
Evergreen, Durant, OK
SPECIAL AGENDA**

This meeting will include videoconferencing. Council Member Mike Morris will appear in person. Council Member Danny Sherrer will appear in person. Council Member Jerry Tomlinson will appear in person. Vice Mayor Steve Brittingham will appear in person. Mayor Oden Grube will appear remotely using videoconferencing via Zoom.

Planning Commissioner Clent Horner will be appearing in person.
Planning Commissioner Drew Jackson will be appearing in person.
Planning Commissioner Shane Knight will be appearing in person.
Planning Commissioner Whitney Kerr will be appearing remotely using videoconferencing via Zoom. Chairman Kevin Keener will be appearing in person.

You may watch this meeting live at: www.durant.org/live

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

ORDER OF BUSINESS

1. Discussion of the Durant 2040 Comprehensive Plan
2. Discussion of Regulations Concerning Manufactured Homes Within the City of Durant
3. Discussion of Sidewalk Improvement Regulations Within the City of Durant
4. Discussion of the Regulation of Property Lots and Improvements Within

the City of Durant

5. Consider Approval of Ordinance 1918 Amending the Code of Ordinances of the City of Durant by Adding a New Subchapter Pertaining to Revocable Permits; Establishing Regulations for a Revocable Permit and Setting a Permit Fee; and Declaring an Emergency

(A) Consideration of Section 1.

(B) Consideration of Section 2. (Emergency Clause)

ADJOURNMENT

CERTIFICATE

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on October 16, 2020 at 2:00 p.m. and that an agenda of said meeting was posted at the place of such meeting at 3:25 p.m. on the 27th day of October, 2020.

Cynthia J. Price, City of Durant



The City of Durant

Office of City Clerk

Memorandum

Date: 10/28/2020
To: Mayor and City Council
From: Danielle Barker, Community Development Director
Re: Discussion of the Durant 2040 Comprehensive Plan

Council Information / Action Requested

No action requested.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

Description	Type	Upload Date
Memo	Cover Memo	10/27/2020
Durant 2040 Comprehensive Plan	Exhibit	10/27/2020



THE CITY OF DURANT

Office of Community Development

Date: 10/23/2020
To: City Council & Planning Commission
From: Danielle Barker, Community Development Director
Re: Comprehensive Plan 2040

Request: Discuss and gain input from both City Council and Planning Commission regarding the Comprehensive Plan 2040 update.

Information: As you all are aware a Comprehensive Plan was drafted last year and further public meetings focusing on the Future Land Use Map was also held before the COVID-19 pandemic hit. Staff would like to have a discussion about the Comprehensive Plan as well as the Future Land Use Map and gain feedback from both the Planning Commission and City Council.

Hopefully, you all have had some time to be able to go through the Comprehensive Plan and have some thoughts about where it is you all would like to see the City of Durant head in the coming years.

As a reminder, a Comprehensive Plan is an umbrella that provides guidance for the next 20 years, and is a document that the Planning Commission relies upon for their public hearings. A Comprehensive Plan provides goals to achieve, but is not something that is designed to be a permanent document. Meaning that it is meant to be fluid and updated on a regular basis (usually yearly). The Comprehensive Plan also helps guide City Ordinances as well as other planning efforts across the City.

Required Action: None. Item is for discussion only.



City of Durant

2040 Comprehensive Plan





Cover Photo By: Megan Estrada

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ACKNOWLEDGMENTS

Oden Grube, Mayor

Tim Rundel, City Manager

City of Durant City Council

Oden Grube

Steve Brittingham

Jerry Tomlinson

Mike Morris

Danny Sherrer

City of Durant Planning and Zoning Commission

Kevin Keener

Whitney Kerr

Shane Knight

Drew Jackson

Clent Horner

City of Durant Community Development Department

Danielle Barker, Director

Matthew Nahrstedt, Director (past)

This plan would not have been made possible without the commitment, advice, and insights of the Envision Durant task force members, who selflessly devoted their time to the development of this plan. We thank them for their dedication to this important project.

Barbee Barber

Bill Sudderth

Billy Waldell

Candy Horsley

Charles Bachmann

Clint McMahan

Dale Goad

Drew Jackson

Elizabeth Brittingham

Geary W. Bestairs II

Jaque Wilson

Jeff McQueen

Jeri Walker

Jerry Combrink

Kathryn Vanderpool

Kevin Keener

Linda Combrink

Linda Gray

Mike Morris

Paul Buntz

Randy Downs

Tricia Clark

Whitney Kerr

We would also like to thank the Donald W. Reynolds Community Center & Library for the use of their facility throughout the planning process. Their generosity and hospitality is highly appreciated. Also, big thanks to the City of Durant Fire Department for volunteering their time and excellent hot dog grilling skills at the meetings.

Dear Citizens of Durant,

I am honored to present to you the City of Durant 2040 Comprehensive Plan, “Envision Durant.” Supported by a clearly articulated set of key performance areas and strategic objectives, the Envision Durant 2040 vision statement identifies the right choices to move Durant forward toward a sustainable future.

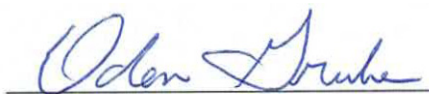
This document represents our collective vision for the future and is the product of a year and a half of dedication and commitment from residents, City Staff, the Planning Commission, and the consultant team, IBTS. This document sets the course for improved sustainability and for moving Durant forward into the future as a thriving, resilient, evolving, and equitable community that supports our values.

The success of this plan will depend on your continued support and participation. The plan places priority on actions and initiatives that we can work on together to strengthen our neighborhoods and business districts. It urges us to tackle small projects that, when combined, make significant differences in the quality of life and economy, now and tomorrow.

Durant is a progressive, forward-thinking community. Durant is a great place to earn a living, raise a family, and enjoy life. Our legacy is one of hard work, enterprise, cooperation and loyalty to this great place we call home. We must all work together to realize the future that we have collectively envisioned.

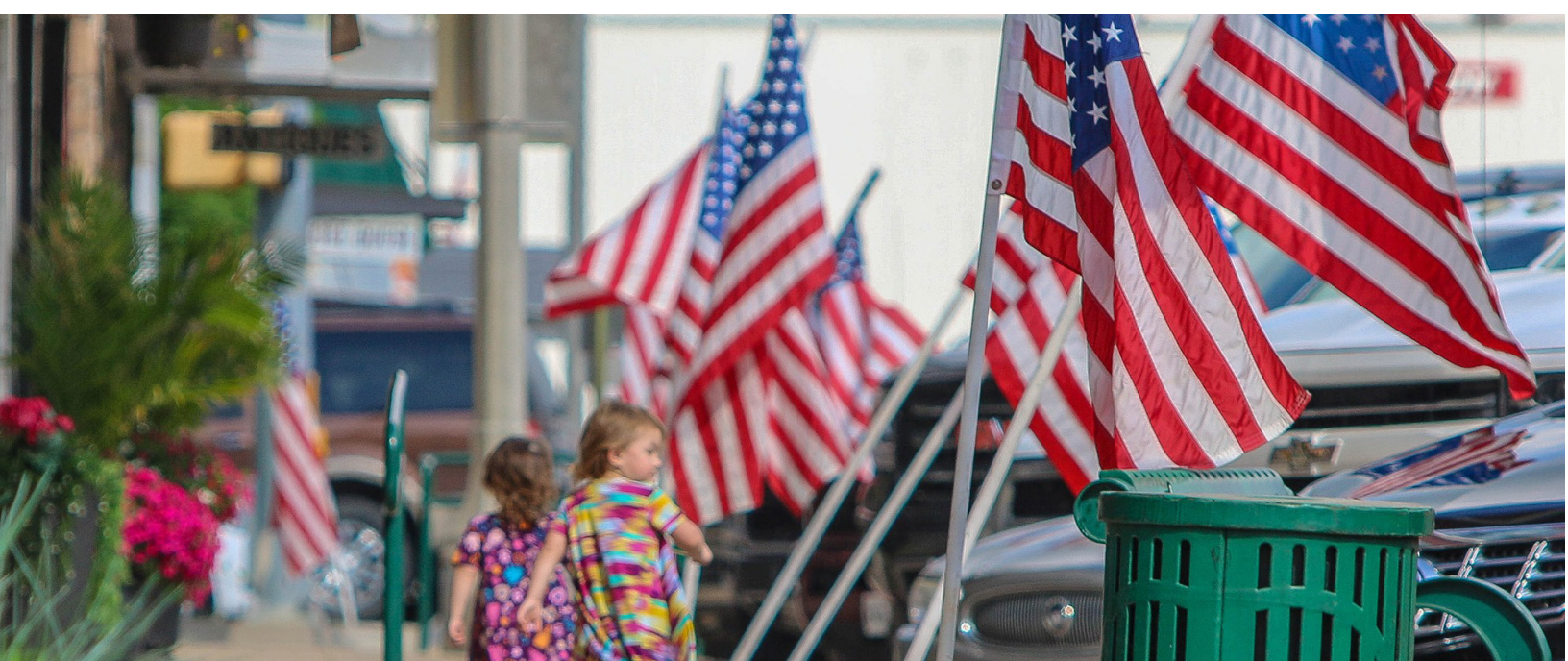
I thank you all for your hard work and continued support to build a sustainable future for Durant. I look forward to working with you to implement the strategic objectives contained within this plan as we Envision Durant and all of the great things to come.

Sincerely,


Oden Grube, Mayor
City of Durant, Oklahoma



Executive Summary



The Wall That Heals in Downtown Durant by Matt Swearengin

Introduction

As time moves forward, so shall Durant. As the community grows it will face both opportunities and challenges in many forms. By exploring these possibilities now, we hope to better anticipate our future. This comprehensive plan update is meant to be used on a daily basis as a guide for elected officials, City staff, residents, business owners and potential newcomers, allowing them to make well-informed decisions related to issues such as land use and transportation. These types of decisions can greatly impact the community's growth and physical development as well as its quality of life. More importantly, those decisions will be based on the community's vision for the future. The vision from this plan looks toward the future approximately 10 to 20 years from now; however, it is strongly recommended that the community's vision and this plan be revisited every five to seven years to ensure that it remains consistent with the ever-changing values and concerns of the community. It is also important to note that due to the important nature of comprehensive planning, the State of Oklahoma has established laws that allow municipalities to have the power to regulate land use; however that power exists only if such regulations are based on an adopted comprehensive plan (Oklahoma Revised State Statutes Section 11-43-103).

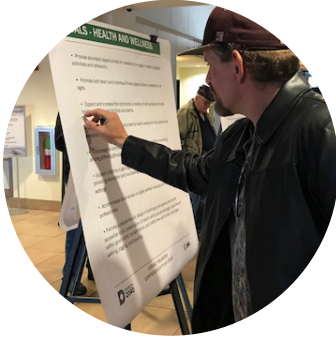
This comprehensive plan, once adopted and implemented, will also strengthen partnerships between public and private entities. This partnership can achieve far more for both parties than either acting alone. An important premise of an effective comprehensive plan is that it creates "win/win" situations for the public and private sectors, for old and new neighborhoods, urban development and open lands conservation, and fiscal integrity and enhanced quality of life.



Why Now?

Much has changed since Durant adopted its last Comprehensive Plan in 2002. The Durant of 2019 is facing a growing, increasingly diverse population and tremendous housing and infrastructure pressures due to thriving industry and plentiful job supply (6.6% 2016 unemployment rate; U.S.: 7.4%). With growth comes change, and City leaders should look to the comprehensive plan to guide decisions related to future land use and development in the community.

This comprehensive plan will help safeguard our community's collective goals and values. Our Durant community values the City's unique history, downtown charm, neighborhood character, and demographic diversity. Concern about the impact of new growth and how to accommodate the needs of a diverse and growing population have pushed the need for comprehensive, community-wide planning to the forefront. Effective planning that addresses the needs of the different sectors and groups that make up the Durant community can help the city grow efficiently while protecting existing assets and accommodating change. Successful communities do not just happen; they must be continually shaped and guided. A community must actively manage its growth and respond to changing circumstances if it is to continue to meet the needs of its residents and retain the quality of life that the citizens of Durant expect and deserve.



What is the process?

Project Kickoff

This task laid the foundation for the planning process by refining the specifics of the project, including the key topic areas, project schedule and project logo. Task forces for the key topic areas were formed and their role in the planning process was determined.

First Open House Meeting

Public engagement is integral to the success of the Durant comprehensive plan update. During this first set in the public engagement process, we performed a SWOT Analysis to identify Strengths, Weaknesses, Opportunities, and Threats facing the community in each of the topic areas.

Existing Conditions Assessment

During this task, data collection to support the development of the plan was conducted. A solid plan needs quantitative data such as demographic, employment and housing patterns.

Second Public Workshop

During this informal public open house, residents were invited to review, discuss and vote on key elements of the comprehensive plan to determine which visions and goals are important to the community to address over the next twenty years. Residents had the opportunity to view displays and talk with staff one-on-one.

Drafting of Goals, Policies & Actions

The next step in the process was to establish the specific goals and objectives of the plan. This task required significant input from task force members, residents, business owners and City staff.

Third Public Workshop

During this meeting residents had the opportunity to review the current land use plan and land use patterns of Durant in order to develop a land use map according to their ideas and opinions for future growth and changes in the community.

Drafting of Comprehensive Plan Update

Finally, it's time to start drafting the plan! During this time, the team organized chapters focused on the key topic areas. These focus on providing the reader with an explanation of the topic area's purpose, as well as an overview of the specific goals and objectives contained within the key topic area.

Public Review & Final Plan Adoption

This is the last step in the process, where the plan is presented to the Planning Commission at a public hearing. Once adopted by the Commission, the plan is forwarded to the City Council for consideration and final adoption.

Once the plan is adopted, the real work begins. Implementation requires commitment and accountability, as the plan has been written with the goal of fostering change. In order to do so, impacts of the plan must be measured and updated accordingly.

“If we could first know where we are, and wither we are trending, we could better judge what to do, and how to do it.”

-ABRAHAM LINCOLN





History

The City of Durant is located approximately 90 miles north of Dallas/Fort Worth and is situated on approximately 17,152 acres (26.8 square miles) in Bryan County. First established in the early 1870s, Durant is the second largest city within the Choctaw Nation and boasts a vibrant downtown and strong sense of community, and offers abundant recreational and entertainment choices.

The first step in assessing a community's needs is to understand the people who live there. This information becomes one of the benchmarks against which we can measure plan implementation and success. In order to paint a comprehensive picture of who is living in Durant, the demographic assessment relies on data from a variety of sources and methodologies. Unless otherwise noted, the following data is from 2017 estimates of the U.S. Census Bureau's American Community Survey. The following is a summary of findings:

Population:

The City of Durant has experienced modest but constant growth throughout the City's history. The 2017 Census indicated a total population of roughly 17,198, with a median age of 32.3 years. The population is 51.5% Female and 48.5% Male. The average household size is 2.21, slightly lower than the average in Oklahoma (2.27) and nationally (2.37).

Race:

White: 71.4%, American Indian and Alaska Native: 14.6%, Hispanic or Latino: 7.9%, Black or African American: 2.2%, Asian: 0.5%, Two or more races: 6.1%.

Housing:

Total housing units: 7,769, Total occupied housing units: 6,707, Total vacant housing units: 1,062.

Poverty:

14.6% of people are living in poverty (compared to Oklahoma at 16.2%; and the U.S. average of 23.7%).

Educational Attainment:

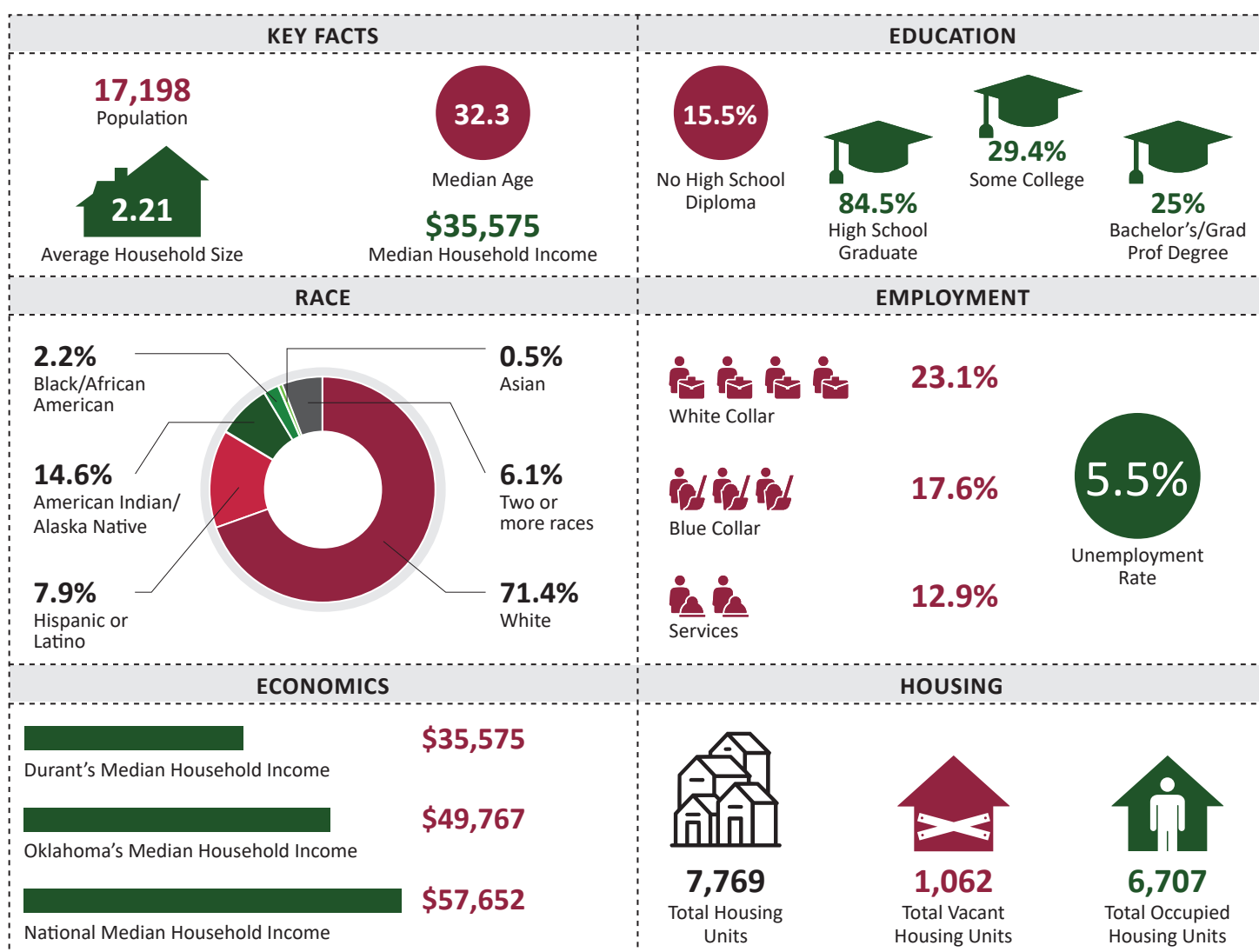
84.5% of Durant residents are high school graduates (Oklahoma 87.5%, U.S. 87.3%). 25% of Durant residents have a Bachelor's degree or higher (Oklahoma 24.8%, U.S. 30.9%).

Employment and Occupations:

The largest employment industry in Durant is educational services, and health care and social assistance which employ roughly 22.1% of the population. The second largest industry – arts, entertainment and recreation, and accommodation and food services – employ 18.6% of the population. The third, retail trade, employs roughly 13.3% of the population.

Economics:

The estimated median household income in Durant in 2017 was \$35,575, which was quite a bit lower than Oklahoma's national median household income of \$49,767 and the national median household income of \$57,652.



Community Values

Community values are the core principles the community's citizens wish to maintain. These values overlap and are mutually inclusive. They must be acknowledged and constantly defended to ensure that change and development align in accordance with these core principles. These values guide the community's vision and mission, as well as its goals, objective, activities, capital improvements, levels of service and budgets. Illustrated on the facing page are the core values. The list are only examples of what these values might represent.

Community Values Represent

- Walkable, attractive streets and public spaces
- Safe, convenient and flexible transportation systems
- Excellence in educational and cultural services
- A safe, nonthreatening community
- A culture of excellence and kindness
- Community wellness and health
- Environmental stewardship
- Enhanced community pride
- Innovation, creativity and entrepreneurial opportunities
- Healthy economy and fiscal responsibility
- Local and regional partnerships



Photo by: Matt Swearengin





Community Vision:

Durant thrives! Durant is a vibrant, modern community, the community of choice, offering outstanding quality of life for all generations. Durant has a strong sense of pride. Residents honor the past, treasure the present, and responsibly shape the community's future.

The government is fiscally sound and provides top-quality public safety and services responsive to community requirements. They have trust and peace with city governance and as a result, feel safe and secure. Preserving the "Old Durant" while advancing to a "New Durant" makes it a community so rich in character and opportunities that no citizen can imagine a better place to live.

Durant has some of the best dining and night life around. It is well maintained with great streets. It is lush in greenery and citizens are environmentally aware. Families are healthy and happy and utilize the community to walk, run, bike and enjoy their time together. Citizens are diverse, well-educated, motivated, and above everything, they care.

Key Performance Areas

The comprehensive plan consists of six key performance areas. Each chapter identifies primary challenges facing the community for that topic area, followed by goals to address those challenges.

.....



ECONOMIC DEVELOPMENT - How to create a strong local economy by attracting new businesses and maintaining successful, resilient businesses, which is essential to the social, cultural and financial vitality of the City of Durant.



LAND USE - How land use policy decisions impact the City's preferred settlement patterns, design qualities and the daily lives of its residents.



HOUSING - How to facilitate the provision of safe, high-quality and affordable housing options to meet the needs of the present and future residents of the City, while preserving and enhancing the community's physical and social fabric and cultural diversity.



NATURAL RESOURCE MANAGEMENT - How ecosystem integrity and biodiversity are protected systems and how to provide direction for future actions that will improve natural resource management in Durant.



QUALITY OF LIFE - Focuses on creating a place where people want to live, work and play. Durant wants to be an attractive, family-friendly, safe, healthy and diverse community, improving the opportunities for housing choices and creating "sense of place" throughout the City.



TRANSPORTATION - Durant will sustain itself through the support of community led investments and city led improvements. With the community raising the necessary funds to support ongoing infrastructure needs.



HEALTH AND WELLNESS - How to reduce barriers and improve opportunities to meet the physical, nutritional, mental, spiritual and emotional needs of the community to improve quality of life and wellness.

HISTORIC



DOWNTOWN
Durant

EAT. SHOP. LIVE.
Local

#OURDURANT

WWW.DURANTMAINSTREET.ORG



**Magnolia
Festival
of Oklahoma**

**Texas
Feed Fat**

Welcome
TO

HISTORIC



DOWNTOWN
Durant

#OURDURANT

WWW.DURANTMAINSTREET.ORG



Photo by: Matt Swearengin

“Coming together is a beginning; keeping together is progress; working together is success.”

— Henry Ford

Economic Development

Economic development is the sustained, concentrated actions of policy makers and local governments that promote the improvement of a community’s economic well-being and quality of life. Economic activity is the central, most important part of any community. A strong economy provides opportunities to all citizens by creating jobs, increasing business opportunities, and creating a tax base that provides funding for schools, parks, public facilities and other community services. The City of Durant’s approach to current and future economic considerations can strategically position the City long term as a quality place to live and conduct business – both of which are crucial elements to retaining and recruiting the next generation of residents.

Durant envisions a healthy and resilient economy with an emphasis on fostering innovation and entrepreneurship, growing and attracting primary employers, maintaining a well-rounded tourism industry, and supporting and strengthening existing businesses. Additionally, Durant wants to be seen as a place with a high quality of life, excellent educational and medical services, and the amenities that make it an all-around great place to live and raise a family. The community’s economic success will be accomplished through strong partnerships between the City and the private and nonprofit sectors. Working together with such entities as the Durant Industrial

Authority, Imagine Durant, the Choctaw Nation of Oklahoma, the Durant Independent School District, and the Medical Center of Southeastern Oklahoma, among others, we will create a network to move the community forward.

Like other fluid systems such as transportation and energy, Durant’s economy is dynamic, interdependent and constantly influx. It doesn’t adhere to municipal boundaries and is driven by internal as well as external forces. To be successful, economic development must function as part of the whole socio-economic environment. Economic growth and sustainability are essential to Durant’s future and will determine how the City evolves and redevelops in the coming years.

Economic development does not happen on its own. It requires a deliberate and proactive strategy developed through a public engagement process involving a diverse group of citizens and stakeholders to articulate community values and preferences for growth and development. The goal of this chapter is to discuss goals, strategies, action steps, and resources to grow and diversify the City of Durant’s economy.

GOALS	POLICIES
The economic health of the community will be sustainable.	- Promote the revitalization of all economic sectors within Durant, including neighborhoods and the downtown. - Foster opportunities that encourage private investments within the community. - Promote education and technical training of the workforce to encourage job skill advancement and increased wage levels. - Grow and retain employment opportunities in the City by executing strategies to encourage businesses and industries that exemplify the overall character of the community. - Promote the creation of affordable housing options close to places of employment in order to facilitate workforce retention.
Continue to support efforts to renovate, rebuild, build and expand the downtown core by increasing the amenities in the downtown – including hotels, entertainment, restaurants, mixed-use development and other compatible uses – in a manner that is harmonious with the historic character and existing uses.	- Implement a historic preservation-based approach to economic development within the downtown core. - Promote new housing and mixed use development. - Promote and enhance the use of the downtown as a center for social interaction, entertainment and arts and cultural activities. - Make the downtown be accessible to, cars, pedestrians and bicycles.
Support the efforts of public and private organizations to diversify the local economy.	- Collaborate with the business community to develop policies and planning to support economic development and opportunities. - Strategically coordinate land use, infrastructure and connectivity to facilitate opportunities for vital areas to flourish.
Support cultural amenities as an important contributor to our economic health and as a reflection of the importance of the arts and our heritage.	- Enhance historic resources through preservation and the inclusion of heritage in daily life. - Protect historic landmarks and significant cultural features to the extent reasonably feasible. - Promote and encourage the growth of cultural development and participation.

ECONOMIC DEVELOPMENT

ACTION ITEM	TIME LINE
• Create an Economic Development Department. • Establish an Economic Development Strategic Plan. • Collaborate with public and private economic development entities. • Develop a housing study that includes an inventory and analysis of the existing housing stock.	1 to 5 years
• Develop a Downtown Master Plan. • Develop a historic properties inventory in the downtown area. • Expand upon the existing Arts District. • Register to become a Certified Local Government with the State Historic Preservation Office. • Develop and adopt historic preservation standards and guidelines. • Develop and implement a Downtown Streetscapes Plan that includes walkability and bikeability provisions.	1 to 7 years
• Create an Economic Development Department. • Establish an Economic Development Strategic Plan. • Collaborate with public and private economic development entities.	1 to 5 years
• Develop a Downtown Master Plan. • Develop a historic properties inventory in the downtown area. • Expand upon the existing Arts District. • Register to become a Certified Local Government with the State Historic Preservation Office. • Develop and adopt historic preservation standards and guidelines.	1 to 7 years

ECONOMIC DEVELOPMENT

GOALS	POLICIES
Continue to encourage retail businesses that allow greater opportunities for residents to shop locally.	• Promote the revitalization and growth of Durant. • Continue to support efforts to renovate, rebuild, build and expand the downtown core.
Expand recreational, cultural and entertainment opportunities to increase tourism in the area.	• Continue to promote and expand local projects and programs that attract both tourist and local community members. Examples would include the Nowa Oka Trail and expansion of the trail system, the Oklahoma Shakespearean Festival and the Magnolia Festival to name a few. • Continue to promote the creation of an Artist District, art incubator or maker space center.
Promote efforts to further establish Durant as a destination and ideal place for new businesses and industries.	• Cooperatively amplify the community's rich recreational and cultural heritage. • Enhance and expand partnerships to promote the community and its amenities. • Ensure access to employment centers and develop efficient transit networks. • Encourage housing development near major employment centers to reduce travel time to work. • Assist in identifying and preserving key undeveloped industrial parcels in order to provide appropriate sites for future industry.
Southeastern Oklahoma State University and the Choctaw Nation will continue to be major factors in the community's economy.	• Encourage cooperative land use and transportation planning to support present and proposed expansions that promote economic development opportunities.

ECONOMIC DEVELOPMENT

ACTION ITEM	TIME LINE
• Create an Economic Development Department. • Establish an Economic Development Strategic Plan. • Collaborate with public and private economic development entities. • Develop a Downtown Master Plan.	1 to 7 years
• Collaborate with public and private tourism and recreation entities. • Develop and implement a Parks and Recreation Master Plan. • Collaborate with state and local arts councils.	2 to 7 years
• Collaborate with public and private tourism and recreation entities. • Promote Durant’s cultural, historic, recreational, educational and environmental assets as important marketing tools. • Establish an Economic Development Strategic Plan. • Develop and utilize a vacant lands inventory. • Develop a branding and marketing campaign for the City.	2 to 5 years
• Collaborate with public and private entities.	1 to 5 years



*Jewelry
Coins
Antiques*



*Jewelry
Antiques
Coins*

BACKPACKS
DAYPACKS
JIFFLE BAGS
TRAVEL BAGS
MINI PACKS
KIDS PACKS
ROLLING PACKS
TRAVEL OUTFITTERS
BLANKETS
COATS
L \$27.86
OR LESS!

“Cities have the capacity of providing something for everybody, only because, and only when, they are created by everyone.”

— Jane Jacobs

Land Use

Land use planning influences the type and character of development in Durant, as well as the City’s ability to provide and sustain essential urban services. The type, quality and amount of new development and its required urban services can affect attainment of community objectives such as quality of life, sense of place and uniqueness, and a strong local economy. The comprehensive plan and its implementing regulations are important policy and regulatory tools needed to achieve the above, and other, community objectives. They are also essential to guide cooperation, coordination and partnerships with other agencies that have a stake in the overall well-being of the community. In general, land uses should be efficient and sustainable; support a multi-modal transportation network; provide housing choices conveniently located near jobs, schools, shops and parks; minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure.

The City of Durant is characterized by a broad mix of land uses, ranging from agricultural land to heavier industrial uses. In general, it can be described as a traditional small-town pattern, consisting of a downtown core of shops and offices, surrounded by housing that decrease in age and density moving outward. The City’s northern boundary is defined by Lake Durant and the southern boundary is defined by the Durant Regional

Airport. Existing commercial development is concentrated primarily along large thoroughfares, including U.S. Highway 69/75 and U.S. Highway 70. There are infill and redevelopment opportunities concentrated in these areas as well.

The goals and policies contained in this chapter establish the legislative policy basis for Durant’s land use planning program. The program includes the Durant Municipal Code, regulatory maps, special area plans, etc. In addition, these policies establish important criteria to be used when initiating regulatory changes or reviewing and developing code, map, and policy amendments. The policies also provide guidance on when and how to update the comprehensive plan and state the City’s commitment to coordinating the development and maintenance of its land use program with other affected agencies and jurisdictions.

GOALS	POLICIES
Discourage a sprawling land use pattern by encouraging a well-defined boundary.	- Promote the revitalization and growth of Durant, including neighborhoods and the downtown. - Maintain and enhance community infrastructure to support revitalization and anticipated growth. - Adopt a citywide structure of neighborhoods, districts, corridors and edges as a means of creating identifiable places and sense of place. - Direct future development toward mixed-use neighborhoods and districts to promote compact development patterns.
Promote the infill of existing vacant parcels.	- Use subarea plans to identify targeted areas for redevelopment and infill activity. - Develop standards and guidelines to promote infill and development of mixed-use projects. - Promote, encourage and stimulate (when possible) compatible infill within targeted redevelopment areas. - Assess the effect and, if necessary, modify policy and regulations related to infill development cost to achieve an appropriate balance between affordability and other objectives, such as urban design quality, community character and public safety.
Provide opportunities for the redevelopment and revitalization of existing underutilized commercial and industrial areas to promote economic growth, while improving the aesthetics of the community.	- Use subarea plans to identify targeted areas for redevelopment and infill activity. - Develop standards and guidelines to promote redevelopment and revitalization of underutilized areas. - Assess the effect and, if necessary, modify policy and regulations related to infill development cost to achieve an appropriate balance between affordability and other objectives, such as urban design quality, community character and public safety.
Encourage live/work development opportunities.	- Use subarea plans to identify targeted areas for redevelopment and infill activity. - Develop standards and guidelines to promote the development, redevelopment and revitalization of underutilized areas as live/work developments. - Promote, encourage and stimulate (when possible) compatible infill within targeted redevelopment areas. - Assess the effect and, if necessary, modify policy and regulations related to live/work developments.

LAND USE

ACTION ITEM	TIME LINE
- Analyze and prioritize subareas and corridors to identify future planning efforts. - Develop and implement a Capital Improvement Plan. - Expand the Central Business District. - Update regulations to allow for a mix of land uses and alternative development opportunities. - Proactively promote smart growth strategies.	2 to 10 years
- Proactively promote smart growth strategies. - Develop and utilize a vacant lands inventory. - Establish programs to provide incentives for redevelopment and rehabilitation of existing structures and property within the target area established by subarea or corridor plans. - Amend the development regulations to encourage infill of vacant properties.	2 to 10 years
- Establish programs to provide incentives for redevelopment and rehabilitation of existing structures and property within the target area established by subarea or corridor plans. - Amend the development regulations to encourage infill of vacant properties. - Create an Economic Development Department. - Establish an Economic Development Strategic Plan.	2 to 10 years
- Implement new zoning types that support quality growth principles, including new mixed-use districts. - Refine development regulations as necessary to ensure an efficient, predictable and flexible process.	2 to 7 years

GOALS	POLICIES
Durant is a city of cohesive, distinct, diverse, attractive and safe neighborhoods.	• Preserve stable residential character through neighborhood planning, assistance to neighborhood organizations, and supportive regulations. • Design policies for residential buildings and neighborhoods that are intended to emphasize creativity, diversity and individuality. • Require development proposals to show that the development contributes to a neighborhood in terms of interconnecting streets, schools, parks, commercial centers and open space, to the extent possible. • Form neighborhood edges using features shared with adjoining neighborhoods, such streets, open space and other features like streams or channels. Landscaped outdoor areas and trails may be used to create an attractive edge. • Connect neighborhoods through a network of walkways and bike paths. Provide connections in the pedestrian network every 500 to 700 feet. Provide direct walkway and bikeway routes to schools. • Make all parts of the community accessible to all citizens.
Promote adequate residential densities to support existing and future commercial centers.	• Retain existing affordable housing stock through conservation efforts of older residential neighborhoods. • Assess the effect and, if necessary, modify policy and regulations related to infill development cost to achieve an appropriate balance between affordability and other objectives, such as urban design quality, community character and public safety.
Work cooperatively with local governments and organizations to promote and encourage positive growth and development patterns.	• Seek opportunities to modify land use regulations and permit processes to be consistent, predictable and efficient. • Support and encourage private development by offering incentives and reducing local governmental barriers, when possible.

LAND USE

ACTION ITEM	TIME LINE
• Develop subarea plans related to neighborhoods. • Develop a housing study that includes an inventory and analysis of the existing housing stock. • Develop and adopt design standards that provide guidance for new neighborhood construction or existing neighborhood revitalization. • Create incentive programs for developers who follow LEED-Neighborhood Development principles. • Adopt a Complete Street Ordinance. • Develop and implement change to the development regulations' connectivity and accessibility. • Amend the development regulations to allow for the adaptive reuse of existing structures, such as schools and churches, that have coexisted within existing neighborhoods. • Identify and remove barriers to affordable housing and accessibility.	2 to 10 years
• Encourage the establishment of neighborhood centers within proposed neighborhoods. A possible mechanism may be a minimum acreage requirement that would encourage consolidation of property and the development of more holistic, well-functioning, sustainable neighborhoods. • Amend the development regulations to allow mixed-use development in suitable locations.	2 to 5 years
• Amend the municipal code to include decision criteria for the evaluation of annexation requests.	1 to 2 years
• Develop an intergovernmental agreement with Bryan County governing annexation and recognizing a 3 mile urban growth area. • Amend the development regulations to remove barriers and encourage infill located within targeted areas inside the corporate limits. • Amend the development regulations to include opportunities for cluster developments and provide incentives when needed.	1 to 2 years



“The ache for home lives in all of us, the safe place where we can go as we are and not be questioned.”

— Maya Angelou

Housing

Housing is very important for Durant and the people who live here. Studies have shown that in addition to being a place to sleep, relax and keep possessions, decent shelter is important for one’s self-respect. People who take responsibility and pride in their homes are also more likely to participate in community and civic activities. In addition to its social importance, housing plays a critical role in local economies in the form of property taxes. By considering housing-related issues as part of the comprehensive planning process, Durant can be better prepared to meet its future housing needs.

The cornerstone of a city’s quality of life is its housing opportunities and neighborhood character. Offering a diverse mix of housing in cost, unit types and neighborhood settings is important to meet the needs and preferences of all residents. When it comes to housing, one size does not fit all. Each person seeking a new place to call home must find a suitable match between price, location, housing type and lifestyle, which can be a daunting task. A sustainable housing market that allows for a mix of housing options – such as mixed-use residential units, accessory dwelling units (ADUs), co-housing, and small lot urban estates – provides a window of opportunity to embrace new design, rehabilitate existing neighborhoods and create a more diverse and affordable housing stock that meets the

needs of all residents in Durant.

Neighborhoods

Neighborhoods are the fundamental social units of a community. They are more than a simple collection of homes. A neighborhood’s physical characteristics, aesthetics, level of security and sense of community all have a major influence on its resident’s quality of life. Proper planning is critical to support strong neighborhoods and provides the foundation for quality future residential development that fosters neighborhood character while meeting homebuyers’ expectations. Neighborhood character can be improved rather easily through small touches such as attractive signage and streetscape, well-maintained homes and yards, and proactive code enforcement. Additionally, neighborhood character can be improved by adding entrance, gateway and exit features that are easy to spot and create a sense of arrival. Interactive features such as public art, neighborhood kiosks, and/or library boxes can open the door for community expression and foster placemaking and pride among residents.

This Housing Chapter provides a framework for promoting a diverse housing supply, protecting and improving the health and livability of the City’s neighborhoods, and making adequate provisions for the current and projected housing needs of all socio-economic segments of the community. The City must develop housing that is affordable to residents of all income levels – from those who are homeless, to low-income and workforce families, and those earning higher

wages. This chapter focuses on providing principles and policies to address housing and neighborhood livability to support a vision for the community that provides opportunities for residents to live in safe, habitable neighborhoods, and addresses the household composition needs that change over time.





HOUSING

GOALS	POLICIES
Create adequate public facilities, services and infrastructure to serve existing development and new growth.	- Promote the revitalization of all sectors within Durant, including neighborhoods and the downtown. - Foster opportunities that encourage private investments within the community. - Promote education and technical training of the work force to encourage job skill advancement and increased wage levels. - Grow and retain employment opportunities in the City by executing strategies to encourage businesses and industries that exemplify the overall character of the community. - Promote the creation of affordable housing opportunities close to places of employment to facilitate the retention of workforce.
Promote opportunities for redevelopment, revitalization and growth in targeted areas.	- Implement a historic preservation-based approach to economic development within the downtown core. - Promote new housing and mixed-use development. - Promote and enhance the use of the downtown as a center for social interaction, entertainment and arts and cultural activities. - Make the downtown be accessible to, cars, pedestrians and bicycles.
Develop safe, attractive and diverse neighborhoods that enhance the overall character of the City.	- Collaborate with the business community to develop policies and planning to support economic development and opportunities. - Strategically coordinate land use, infrastructure and connectivity to facilitate opportunities for vital areas to flourish.
Create quality and accessible housing options for all household types and income levels.	Encourage the construction of diverse housing options within neighborhoods, ranging from multi-family units to single-family units, on a variety of lot sizes.

HOUSING

ACTION ITEM	TIME LINE
• Develop a housing study that includes an inventory and analysis of the existing housing stock. • Develop and implement a Capital Improvement Plan. • Ensure new development is held accountable for providing its fair share of infrastructure cost to support the growth it creates.	2 to 7 years
• Develop a housing study that includes an inventory and analysis of the existing housing stock. • Promote alternative models of housing types in mixed-use developments.	2 to 7 years
• Develop a housing study that includes an inventory and analysis of the existing housing stock. • Establish a support program for the maintenance of existing housing in older neighborhoods within the community.	2 to 7 years
• Develop a housing study that includes an inventory and analysis of the existing housing stock. • Increase housing choice across the City to support economically diverse neighborhoods by pursuing policies and practices that maximize housing choices for residents of all income levels.	2 to 7 years

HOUSING

GOALS	POLICIES
Preserve and enhance existing historic housing.	• Enhance historic resources through preservation and the inclusion of heritage in daily life. • Protect historic landmarks and significant cultural features to the extent reasonably feasible. • Promote and encourage the growth of cultural development and participation. • Promote the revitalization and growth of Durant.
Encourage efforts for public and private organizations to provide new affordable units and encourage the formation of partnerships to implement these policies.	• Accommodate a wide variety of culturally appropriate housing types throughout the City to support residents at all stages of life and levels of ability.

HOUSING

ACTION ITEM	TIME LINE
• Protect and preserve the City’s historically significant housing stock and incorporate policies that discourage the demolition of historic homes and resources. • Update property maintenance codes to ensure upkeep and maintenance of the aging housing stock. • Provide assistance to property owners in the rehabilitation and adaptive reuse of historically significant housing. • Provide technical assistance to property owners of historically significant housing in applying for and utilizing state and federal assistance programs.	2 to 10 years
• Support the development of new affordable housing units throughout the City. • Develop provisions to support emergency and transitional housing, group homes and other community-based residential and care facilities. • Identify and remove barriers to affordable housing within the development regulations.	2 to 7 years



“In every walk with nature one receives far more than he seeks.”

— John Muir

Natural Resource Management

Natural resources are defined as those elements found in nature and include land, vegetation, wildlife, water systems and air. People value these resources because they directly contribute to the physical, mental and economic health and well-being of the community. Management of these resources affects the quality of life in Durant and the City’s commitment to development, sustainability and environmental stewardship. Natural resource management deals with managing the way people and the natural landscape interact and specifically focuses on a scientific and technical understanding of resources and ecology and the life-supporting capacity of those resources.

There are compelling reasons for placing natural resource management as a high priority in Durant. For example, without management, natural systems and features that can be community assets become liabilities instead. There is a clear connection between today’s daily activities that affect the environment and the quality of life that will be possible for future generations.

With an extensive parks system in place, many of the parks and amenities in Durant are outdated and not designed to sustainable standards. An updated Parks and Open

Space Master Plan could consider these deficiencies. Maintenance efforts could address the current condition of parks and a lack of adequate informational, educational and wayfinding signage. A Greenway System Master Plan could be executed to make planned connections a reality.

A current comprehensive assessment and GIS-based inventory of all natural resources does not exist and could be established. This action will allow for the development of updated natural resource management policies and will uncover critical needs and priorities.

Durant enjoys potable water from the City and Rural Water Districts and must continue to maintain infrastructure to support such. Public lakes and rivers should be managed for better fish and wildlife habitat. Having stormwater management practices and an agreement with the Rural Water Districts and the Choctaw Nation for sewer treatment expansion in place could be essential tasks.

GOALS	POLICIES
Strive to be responsible stewards of the natural environment through initiatives such as improving air and water quality, conserving resources and reducing solid waste.	• Promote a citywide reduction in air pollution emissions over the long term and evaluate the implementation of a comprehensive Air Quality Plan. • Develop and adhere to water quality standards, treatment practices, low-impact development stormwater quality practices, and procedures to provide the highest level of health protection that can be realistically obtained. • Encourage efficient energy consumption or renewable energy resources. • Apply cost-effective pollution prevention and zero-waste strategies that will help protect environmental resources.
Develop strong waste reduction and management programs and protect the community from all forms of hazardous materials.	• Apply cost-effective pollution prevention and zero-waste strategies that will help protect environmental resources.
Preserve the natural character of creeks, streams and other valuable environmental features.	• Recognize and manage floodplains with intent to provide balance between environmental protection and economic development. • Design flood control, drainage functions and stormwater systems to minimize the introduction of human caused pollutants. • Encourage private landowners and organizations to integrate creeks, streams and other valuable environmental features into new development and to protect, restore or enhance privately owned open space.
Expand trail systems along drainages and riparian areas.	• Design a citywide trail system that includes on- and off-road bicycle transportation facilities. • Design systems that provide for enjoyable and scenic bicycling routes. • Implement off-street, multi-use trails to complement the on-street network and improve transportation, while mitigating impacts on wildlife and native plant communities.

NATURAL RESOURCE MANAGEMENT

ACTION ITEM	TIME LINE
• Adopt and implement a comprehensive Air Quality Plan. • Adopt health standards aimed at reducing the risk to air pollution exposure. • Establish and implement a Municipal Source Stormwater Discharge Program (MS4) • Encourage and facilitate public and private sector information and educational programs that explain and demonstrate energy efficiency, renewable energy and their importance to the community. • Develop a Solid Waste Management Plan. • Facilitate community and curbside recycling programs.	2 to 10 years
• Facilitate community and curbside recycling programs. • Develop a Solid Waste Management Plan. • Facilitate annual hazardous material collection events.	2 to 5 years
• Develop a Natural Resources Management Plan. • Inventory and prioritize the quality and community importance of creek, streams and other valuable environmental features. • Establish a Natural Resources Advisory Council. • Establish and implement Natural Resource Protection Standards.	2 to 5 years
• Establish a Walkability and Bikability Advisory Council. • Update the Master Parks Plan and Trails Plan.	2 to 5 years

GOALS	POLICIES
Create a comprehensive balanced system of parks and open spaces that include public parks, trails, recreational facilities, and urban streetscapes.	• Provide the community with a variety of recreational opportunities through a diverse and interconnected system of parks, trails and open space. • Design public spaces, such as plazas, streetscapes, parks, trails and gateway landscapes, to be functional, accessible, attractive and safe. • Design street systems with consideration to the visual character of the community. Street layout will contribute to the character, form and scale of the City.
Establish a range of recreational facilities and programs that serve all levels of physical ability and ages.	• Provide the community with a variety of recreational opportunities through a diverse and interconnected system of parks, trails and open space. • Disperse trails along creek, stream and drainage corridors throughout the City to provide public access and link neighborhoods, schools, parks and commercial areas where compatible with the natural habitat values. • Design street systems with consideration to the visual character of the community. Street layout will contribute to the character, form and scale of the City. • Ensure recreational facilities and programs provide basic access and functionally for people of all ages and widely varying mobility and ambulatory-related abilities.
Preserve and protect valued open space and natural resources through an active, comprehensive program and innovative protection techniques.	• Develop and maintain an inventory and assessment of open space and natural features within the area to aid the City and public with information related to preservation and protection of natural resources, including management of publicly owned lands. • Manage conflicts between citizens and natural features through site design, public information and education. • Promote understanding and enjoyment of local parks and open space through site-appropriate recreational activities, formal and in-formal education and interpretive programs.

NATURAL RESOURCE MANAGEMENT

ACTION ITEM	TIME LINE
• Update the Master Parks Plan and Trails Plan. • Inventory and prioritize the quality and community importance of parks, trails and recreational facilities. • Establish a Natural Resources Advisory Council and a Parks and Recreation Advisory Committee. • Establish and implement Natural Resource Protection Standards. • Develop a Downtown Master Plan that includes streetscape design standards and guidelines.	2 to 7 years
• Collaborate with Durant Public Schools and public health agencies • Establish a Parks and Recreation Advisory Council. • Update the Master Parks Plan and Trails Plan. • Develop and implement design and protection standards and guidelines for parks, trails and open spaces.	2 to 7 years
• Collaborate with Durant Public Schools and public health agencies • Establish a Parks and Recreation Advisory Council. • Update the Master Parks Plan and Trails Plan. • Develop and implement Safety through Environmental Design standards and guidelines for parks, trails and open spaces.	2 to 7 years



*“Great places are not created in one fell swoop,
but through many creative acts of citizenship.”*

— #thinkLQC

Quality of Life

Urban planning has historically focused on tangible resources such as land or housing. Strong communities, however, are more than a collection of streets and buildings. These communities provide places for citizens to gather, interact, learn, pursue common interests and discover new things. These resources help citizens to learn from and preserve their past history, enhance their present quality of life, and prepare for the future.

The term “placemaking” is a classic planning and development concept to describe a community oriented approach to designing the built environment. A sense of place describes human relationships with particular areas through perceived emotions, relationships, memories, stories and personal experiences. Placemaking is key to retaining and advancing excellent quality of life in Durant and is necessary for creating and sustaining great spaces. The City’s ability to create inviting environments that foster community and communication among people outside of home and work is crucial to improving the quality of life among all residents.

The City of Durant is committed to providing a high quality of life for its citizens, which has a direct correlation to the community’s

ability to engage residents, enhance public spaces and contribute to healthy, sustainable practices and opportunities. Durant is fortunate to have a wealth of community resources that contribute to a high quality of life for its residents. These resources include community events, such as the Magnolia Festival; private clubs and organizations, such as the Durant Young Professionals group; and numerous recreational and wellness opportunities, among others.

The City of Durant seeks to continue providing opportunities for leisure and amenities consistent with a high quality of life.

GOALS	POLICIES
Develop adequate public facilities, services and infrastructure to serve existing development and new growth.	• Review investments in services and capital facilities comprehensively and within a framework that balances and evaluates costs with relative importance of competing needs. • Develop and adopt criteria and level of service standards to ensure that adequate public facilities are available. • Fund facilities in accordance with adopted levels of services for public facilities and outline services within an adopted capital improvement plan. • Permit development only where it can adequately be served by critical public facilities and services. • Ensure development pays its share of the cost of providing needed public facilities and services.
Create opportunities for redevelopment, revitalization and growth in targeted areas.	• Use subarea plans to identify targeted areas for redevelopment and infill activity. • Develop standards and guidelines to promote infill and development of mixed-use projects. Explore strategies to seed initial development in specified targeted areas. • Explore strategies to offset the impacts to public amenities within targeted areas. • Promote new housing and mixed-use development. • Promote and enhance the use of the downtown as a center for social interaction, entertainment and arts and cultural activities.
Enhance the overall character of the City with safe, attractive and diverse neighborhoods.	• Develop “livable,” safe neighborhoods with a focused center and design for easy access to schools, shopping and services. • Integrate new neighborhoods into the broader community structure. • Form an interconnected network of streets and sidewalks that includes automobiles, bicycles and pedestrians.

QUALITY OF LIFE

ACTION ITEM	TIME LINE
• Develop and implement a Capital Improvement Plan and prioritize investments in infrastructure. • Develop a baseline for level of service performance. • Promote smart growth development strategies. • Conduct an assessment of the City's police, fire and civic facilities to identify additional resources that will need to be provided in the future. • Update the City's Capital Improvement Plan. • Amend development regulations and annexation policies to ensure that new development or annexations will provide the necessary infrastructure and facilities to support the proposed development without burdening the existing community. • Develop a master drainage study.	2 to 7 years
• Monitor the amount of developed and undeveloped land within the city to continually evaluate efforts for more balanced land use patterns and to ensure that land is available for entrepreneurial efforts. • Establish a Downtown Development Authority and Downtown Development District. • Continue efforts to expand the retail base on a strategic and opportunistic basis. • Amend development code to include provisions for mixed-use projects. • Encourage the development of lodging and entertainment opportunities in the downtown area. • Continue to support local festivals and events that occur in the downtown area and promote new ideas for tourism opportunities. • Create policies and guidelines to develop and promote placemaking.	2 to 7 years
• Assess infrastructure and capital needs and update the City's Capital Improvement Plan. • Adopt a Complete Streets Ordinance. • Develop subarea plans for neighborhoods or neighborhood districts. • Promote alternative housing types. • Enhance existing programs to support the upkeep and maintenance of existing neighborhoods (code enforcement). • Establish a Neighborhood Resources Office with support programs.	2 to 10 years

GOALS	POLICIES
Preserve and enhance existing historic housing.	• Explore opportunities to combine development efforts with historic preservation. • Place priority on preserving existing residential structures of historic value. • Identify targeted areas for preservation through the Historic Properties Inventory and subarea plans. • Develop standards and guidelines to promote historic preservation.
Create residential development that has a distinctive and attractive community image, design and its own identifiable neighborhood characteristics while meeting the special needs of our residents.	• Identify targeted neighborhoods through subarea plans. • Develop standards and guidelines to enhance community image, design and identity. • Preserve the character of stable residential neighborhoods through neighborhood planning, assistance to neighborhood organizations and supportive regulations with consistent enforcement.
Develop many different forms of housing in attractive, safe neighborhoods that encourage walking and social interaction.	• Design policies for residential structures that are intended to emphasize creativity, diversity and individuality. Design should be on the premise that creative design is responsive to its context and shall contribute to the comfort and interests of the community.
Encourage the construction of diverse housing options within neighborhoods ranging from multi-family units to single-family units on a variety of lot sizes.	• Encourage a variety of housing types and densities, including mixed-use developments.
Encourage efforts for public and private organizations to provide new affordable units and encourage the formation of partnerships to implement these policies.	• Encourage public and private, for profit and nonprofit sectors to take action to develop and maintain an adequate supply of single and multi-family housing that is proportionately balanced to the wages within the community's labor force. • Meet the housing needs of all special populations within the community. • Construct housing units with practical features that provide basic access and functionality for people of all ages and widely varying mobility and ambulatory-related abilities.

QUALITY OF LIFE

ACTION ITEM	TIME LINE
• Develop a housing study that includes an inventory and analysis of the existing housing stock. • Develop a historic properties inventory in the community. • Nominate properties for a local, state or national historic designation based on the results of the historic properties inventory. • Register to become a Certified Local Government with the State Historic Preservation Office. • Develop and adopt historic preservation standards and guidelines.	2 to 7 years
• Develop subarea plans for neighborhoods or neighborhood districts. • Modify development regulations to comply with subarea plans, including design standards and guidelines. • Promote alternative housing types. • Amend existing programs to support the upkeep and maintenance of existing neighborhoods (code enforcement). • Assess and amend development code to remove potential barriers to affordability and accessibility.	2 to 7 years
• Adopt a Complete Streets Ordinance. • Implement design standards and guidelines for new residential construction. • Establish a Neighborhood Resources Office with a support program.	2 to 7 years
• Promote alternative housing types. • Modify development regulations so that zoning districts specify a variety of housing types and densities.	2 to 7 years
• Develop a housing study that includes an inventory and analysis of the existing housing stock. • Assess and amend development regulations to remove potential barriers to affordability and accessibility. • Increase housing choice across the City to support economically diverse neighborhoods by pursuing policies and practices that maximize housing choices for residents of all income levels.	2 to 7 years



Photo by: Matt Swearengin

“If you plan cities for cars and traffic, you get cars and traffic. If you plan for people and places, you get people and places.”

— Fred Kent

Transportation

To be a successful community, Durant will need to improve the walkability of the community. It will be essential to provide linkages to connect neighborhoods with amenities, such as schools and parks.

Residents desire access to areas where they work and play within walking distance. More regional trail improvements are already identified, including connecting the existing trail system to the Nowa Oka Trail. This connection will not only serve the demands of the community, but will also provide an economic benefit by attracting additional tourism to the area.

By acknowledging that bicycle and pedestrian travel are practical modes of transportation, the community will show dedication to improving their existing system so that it becomes more responsive to more modes of travel. Development and implementation of a “Complete Streets Policy” will help to achieve the community’s vision of walkability and bikeability. Developing future streets to be multi-modal will provide the framework for a transportation system which balances access, mobility, safety and emergency responsiveness all as one.

Context-sensitive design will also be critical as the community moves into the future. This will allow projects to be designed with careful consideration for the projects’ settings. This ensures that the transportation projects not

only move vehicles, bicycles and pedestrians safely and efficiently, but that they will also be sensitive to environmental, scenic, aesthetic and historic values for the area.

As one of the fastest growing communities in the state, Durant finds itself with a unique opportunity to become a leader as it improves access and mobility across the community. However this is easier said than done, as Durant will need to identify and secure funding to accomplish these improvements – a challenge for municipalities across the State and the nation. Durant will need to be innovative in securing its funding mechanisms. For example, joining forces with local partners will improve chances for receiving state and federal grant funding. Durant could partner with the Bryan County Industrial Authority, Imagine Durant, the Choctaw Nation of Oklahoma, the Durant Independent School District and the Bryan County Turning Point Coalition to develop programs like Safe Routes to Schools and other transportation related programs. In addition to financial resources, citizen support for public improvement and infrastructure will be vital to making Durant’s transportation vision a reality.

TRANSPORTATION

GOALS	POLICIES
Create an affordable, accessible, low-energy, low-impact, and efficient transportation system through full integration of local and regional land use and transportation.	• Coordinate transportation operations, planning and improvements with the State, the County, neighboring jurisdictions and all transportation planning agencies to ensure the City's interests are well represented in regional planning strategies, policies, and projects. • Locate commercial industrial, multifamily, and other uses that generate high levels of traffic in designated activity centers around intersections of arterial roadways. • Plan for land use patterns and transportation systems that minimize air pollution and greenhouse gas emissions.
Create safe, reliable, convenient and effective vehicular mobility and access.	• Adopt and implement programs and policies that improve safety and accessibility for all users.
Develop transportation options that support a healthy lifestyle.	• Adopt and maintain policies, codes and land use patterns that promote walking, biking, public transportation and social interaction to increase public health and sense of place.
Encourage the use of alternate modes of transportation/mobility, including walking, bicycling and public transportation, to reduce the dependency on private automobile use.	• Design transportation infrastructure holistically for all modal users, especially pedestrians and bicyclists.

TRANSPORTATION

ACTION ITEM	TIME LINE
• Update and implement the existing Transportation Master Plan. • Coordinate transportation planning with the Future Land Use Map. • Support multimodal transportation alternatives, including public transportation, pedestrian walkways, and/or bike lanes, that provide access to and circulation between adjacent neighborhoods, parks, shopping centers and employment areas • Consider Transportation Demand Management (TDM) strategies to reduce the number of single-occupancy trips and provide more modal choice. • Identify local, state and federal revenue sources that may be leveraged when making transportation investments to meet the needs of the City.	2 to 7 years
• Implement intersection safety improvements such as pedestrian crosswalks, traffic signal lights and pedestrian countdown timers. • Reduce speed limits, where appropriate. • Support driver, bicyclist and pedestrian education to improve mutual awareness and safety. • Encourage traffic calming techniques to improve pedestrian and bicycle conflict points with vehicles.	2 to 7 years
• Develop safe routes to schools and walking/biking connections to public facilities, parks and employment centers. • Install attractive way-finding and landscaping throughout the City to encourage walking and biking.	2 to 7 years
• Update and implement the existing Transportation Master Plan. • Coordinate transportation planning with the Future Land Use Map. • Consider Transportation Demand Management (TDM) strategies to reduce the number of single-occupancy trips and provide more modal choice.	2 to 7 years

TRANSPORTATION

GOALS	POLICIES
Promote high-quality infrastructure that is accessible, equitable, efficient, cost effective and sensitive to the environment.	• Encourage the adoption and implementation of local policies and ordinances to fulfill Complete Streets concepts.
Establish sidewalks, bicycle lanes, routes, signage and trails throughout the community.	• Require pedestrian access within commercial development and ensure connectivity with the City's sidewalk network. • Provide pedestrian and bicycle accessibility to major activity and employment centers. • Incorporate trail development with street construction. Where possible, the trail should be detached and separate from the roadway.

TRANSPORTATION

ACTION ITEM	TIME LINE
• Develop and implement a Capital Improvement Plan and prioritize investments in infrastructure.	1 to 5 years
• Identify bike lane, recreational trail and sidewalk projects that enhance pedestrian/cyclist safety and encourage use of these facilities in Durant, including streetscape amenities such as lighting, benches, banners and signage. • Evaluate and improve existing sidewalks and ensure compliance with applicable Americans with Disability Act (ADA) standards.	1 to 5 years



Photo by: Jason Hicks

The best six doctors anywhere, and no one can deny it, are sunshine, water, rest, air, exercise, and diet.”

— Wayne Fields

Health & Wellness

Maintaining and improving public health and wellness is one of society’s most fundamental goals, similar in importance to public safety, equality of opportunity, and public education. The City of Durant is committed to fostering the health and well-being of all of its residents and to working across sectors to provide opportunities for every citizen to attain good physical, social and mental health.

The concept of health and wellness has historically been associated with issues surrounding physical health. However, the healthy communities movement defines health beyond traditional health issues and also considers social and community determinants of health. A city’s role in improving the health and wellness of individuals, families and communities requires addressing the factors that influence or cause health-related behaviors such as resource allocation, the built environment, housing choices, quality public education, efficient public transportation, employment options, cultural and recreational opportunities, and accessible health systems through local policies that enhance equity. Achieving sustainable public health outcomes requires a systematic approach to identifying and amending barriers in each of these areas.

The places where people live, work, learn, and play impacts personal health and wellness in a profound way. Healthy communities are sourced in healthy

environments and built on face-to-face contracts between residents. Purposeful planning, supportive infrastructure and thoughtful urban landscapes stimulate social ties and physical activity. Social ties and physical activity, in turn, elevate community health, wellness and resilience. Longer, healthier lives positively impact our economy and our ability to adapt and recover from adversity. Our community continues to strive to improve health, housing, education and transportation systems, along with increasing access to resources so that the City of Durant is a healthy and inviting place for people of all ages to live.

The overall intent of this chapter is to provide guidance for community health in the municipal health, planning and code enforcement context. We recognize that there are many community health organizations in Durant and Bryan County and it is the City’s intent to help support those functions. In this chapter, we establish meaningful goals and policies that support our vision to further the public’s health and wellness.

WELLNESS

GOALS	POLICIES
Provide abundant opportunities for residents to engage in healthy physical activities and behaviors.	Invest in community education efforts that provide a variety of easily accessible recreational programs and opportunities available at little or no cost to participants.
Promote both team and individual fitness opportunities to all residents.	- Identify opportunities to add new and/or expand health and wellness programs. - Support recreational programs in partnership with the Durant School District, the Parks & Recreation Department and area health agencies, where appropriate.
Expand and increase the community's inventory of both private and public health and wellness facilities.	Coordinate with public and private agencies and other entities to evaluate existing needs, facilities and programs relative to health and human services, and develop regionally equitable and comprehensive programs and service delivery systems.
Promote and provide opportunities for healthy eating and food options that are accessible to all.	- Encourage and support local food production such as home and community gardens and farmers' markets - Identify and promote healthy dining options within the City. - Implement policies to increase accessibility and affordability of healthy food options within walking distance of all neighborhoods.

WELLNESS

ACTION ITEM	TIME LINE
• Develop and implement a Health and Wellness Master Plan. • Review and amend the Durant Municipal Code and add provisions relating to community health and active living. • Create a health and wellness webpage with links to local resources. • Provide prevention/intervention services throughout the City.	1 to 2 years
• Collaborate with public and private entities to increase access to active recreation facilities and programs to residents of all ages. • Consider establishing citywide fitness activities and challenges.	1 to 2 years
• Collaborate with neighboring jurisdictions to address issues related to emergency and preventative medical services in the region. • Create programs to support and assist with recruiting, retaining and replacing health care and medical professionals.	1 to 5 years
• Research opportunities for promoting healthy dining options and gauge interest of local restaurants. • Continue to support the Durant Farmer's Market. • Work with local groups to provide locally grown food to schools, hospitals, nursing homes, daycare centers and businesses. • Promote urban agriculture.	1 to 5 years

GOALS	POLICIES
Encourage a common goal to support community health and well-being among differing groups of residents and interest groups.	• Ensure every resident, employee and business has equal access to healthy living resources and opportunities.
Support citizens in gaining the skills necessary to address health issues by providing education and counseling in schools, homes, workplaces and community settings.	• Partner with healthcare organizations to promote, support and expand comprehensive public health services and programs, including substance abuse-free lifestyles and substance use prevention programs.
Promote walking and bicycling as a safe and convenient mode of transportation	• Improve pedestrian and bicycle amenities to serve the recreation and travel needs of residents and visitors in all parts of Durant.
Promote a people-friendly design of buildings and spaces that remain accessible to all and encourage active living.	• Consider incorporating a development wellness checklist into development review policies. • Establish information programs for developers to convey the role of the built environment in achieving sustainability and community health goals.

WELLNESS

ACTION ITEM	TIME LINE
- Review and amend the Durant Municipal Code and add provisions relating to community health and active living. - Take steps to create an active living & healthy eating working group that will continue to champion the health and wellness-related implementation strategies included in this plan.	1 to 2 years
- Work with the Durant Library, healthcare organizations, County departments, and other entities to provide culturally and linguistically appropriate prevention-oriented workshops. - Provide crisis management services.	1 to 2 years
- Connect major destinations such as parks, open spaces, civic facilities, employment centers, retail and recreation areas with pedestrian and bicycle infrastructure - Require new development and redevelopment projects to provide pedestrian and bicycle amenities and streetscape improvements. - Develop safe routes to schools and out-of-school programs that allow access by bicycle and pedestrian paths or reliable and safe transit.	1 to 5 years
- Review and amend the Durant Municipal Code and add provisions related to healthy living and working conditions. - Promote Aging in Place policies and programs.	1 to 5 years





The City of Durant

Office of City Clerk

Memorandum

Date: 10/28/2020
To: Mayor and City Council
From: Council Member Steve Brittingham
Re: Discussion of Regulations Concerning Manufactured Homes Within the City of Durant

Council Information / Action Requested

No action requested.

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

Description	Type	Upload Date
Memo	Cover Memo	10/27/2020
Manufactured and Mobile Home Code	Exhibit	10/27/2020



THE CITY OF DURANT

Office of Community Development

Date: 10/23/2020
To: City Council & Planning Commission
From: Danielle Barker, Community Development Director
Re: Discussion of regulations concerning manufactured homes within the City of Durant

Request: Discuss and gain input from both City Council and Planning Commission concerning regulations of manufactured homes within the City of Durant.

Information: Staff has been dealing with some issues and confusion circling around the regulations for manufactured/mobile homes. Staff completed a draft ordinance that was presented to the Planning Commission; however, at that meeting the Planning Commission requested to have a discussion with the City Council. The draft changes originally circled around placing a manufactured / mobile home on an existing lot.

The ordinance that is in place now is quite confusing for both staff as well as for the general public. Additionally, some questions came up during the initial meeting that staff felt having a joint conversation would be more beneficial. Some of the discussion during the Planning Commission meeting included only allowing manufactured homes in certain zoning districts only and not within current residential districts. There was discussion about rather to completely rewrite the entire ordinance or just as it pertains to the manufactured homes on existing residential lots.

Staff would like to have a discussion and gain guidance as to what the consensus is about the manufactured home ordinance and the desired direction regarding this ordinance.

Required Action: None. Item is for discussion only.

CHAPTER 152: MANUFACTURED HOUSING

Section

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GENERAL PROVISIONS

§ 152.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

AGRICULTURAL ZONED EXCEPTIONS IN COMPLIANCE WITH 11 O.S. § 21-103. Parcels of land five acres or more used for agricultural purposes annexed into the municipal limits on or after July 1, 2003; or parcels of land 40 acres or more used for agricultural purposes prior to annexation and have continued in uninterrupted agriculture use annexed into the municipal limits shall be exempt from ordinances restricting land use and building construction to the extent such land use or construction is related to agricultural purposes.

CLASS A MANUFACTURED HOME. A manufactured home which is no older than ten years old, which is built in compliance with the Federal Manufactured Housing Construction and Safety Standards Act of 1974, and which is constructed in compliance with the version of the Building Code most recently adopted by the city.

CLASS B MANUFACTURED HOME. A manufactured home which is older than ten years old, but which is built in compliance with the Federal Manufactured Housing Construction and Safety Standards Act of 1974, and which is constructed in compliance with the version of the Building Code most recently adopted by the city.

CLASS C MANUFACTURED HOME. A mobile home built prior to enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, yet constructed in compliance with the version of the Building Code most recently adopted by the City of Durant and maintained in compliance with the Housing Maintenance Code of the city.

CLASS D MANUFACTURED HOME. A mobile home built prior to enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, but constructed in compliance with and continues to comply with the version of the Building Code in effect at the time of the construction of the home and maintained in compliance with the Housing Maintenance Code of the city.

MANUFACTURED HOME. A factory-built structure which bears the seal of the United States Department of Housing and Urban Development and is equipped with the necessary service connections and made so as to be readily movable as a unit on its own running gear and designed to be used as a dwelling unit with or without a permanent foundation. A

MANUFACTURED HOME is, further, a dwelling unit fabricated off-site for installation at the building site. To be classified as a **MANUFACTURED HOME** such dwelling must bear a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §§ 5401 *et seq.*), which became effective June 15, 1976.

MANUFACTURED HOUSING DEVELOPMENT. A site with required improvements and utilities for the long-term placement of manufactured houses for dwelling purposes. See also **RESIDENTIALLY DESIGNED MANUFACTURED HOUSING (LAND LEASE) DEVELOPMENT**.

MANUFACTURED HOUSING SUBDIVISION. A residential development or subdivision containing lots intended primarily for the permanent placement of manufactured homes for dwelling purposes.

MOBILE HOME. A factory-built home, designed to be used as a year-round residential dwelling and not used for travel.

MOBILE HOME PARK OR COURT. A development, established prior to the enactment date of this chapter, with the required improvements and utilities for the long-term placement of mobile homes.

MODULAR HOME. A structure intended for residential use and manufactured off-site in accordance with the BOCA Basic Building Code as adopted by the City of Durant. Modular homes do not have their own running gear and are designed to be used as residential dwelling units with permanent foundations.

PRE-EXISTING. Any structure or condition existing prior to the official approval of a development plan for a manufactured housing development or a plat for a manufactured housing subdivision.

R-4, MANUFACTURED HOUSING, DISTRICT. The R-4, Manufactured Housing, District is designed to provide for the placement of factory-built, single-family residential, housing by right in either an approved land-lease development or a platted subdivision intended for sale as individually owned lots.

RESIDENTIALLY DESIGNED MANUFACTURED HOUSING (LAND LEASE) DEVELOPMENT. A development containing lots intended primarily for the long-term placement of manufactured homes for residential use. Such manufactured housing developments are typically owned by one owner, one legal entity, common ownership or a small group of owners who are not necessarily residents within the development. The lots in such a development are typically occupied under a lease agreement between the real property owner(s) and tenant(s).

(Ord. 1287, passed 8-10-99; Am. Ord. 1719, passed 3-11-14)

§ 152.02 PURPOSE.

These regulations are intended to promote health and general welfare; secure safety from fire; provide adequate light and air; prevent the over-crowding of land; avoid undue concentration of population; lessen traffic congestion; and facilitate the establishment of provisions for adequate transportation, off-street parking, water, sewage, public spaces and public services. Factory built housing, like all other forms of housing, in the city should be placed and maintained so as to ensure planned development, safety for residents and compatibility with surrounding uses. Among the intents of these provisions is the intent to provide affordable and diversified housing opportunities within the city while maintaining established housing development standards.

(Ord. 1287, passed 8-10-99)

§ 152.03 LICENSE APPLICATION.

(A) Every person, firm or corporation desiring to create, establish, develop, construct or operate a manufactured housing development or expand a mobile home park shall make written application for a manufactured housing development license. The written application shall be made to the Community Development Department, upon forms provided by the Community Development Director or his or her designee; such written application to include the following:

- (1) Applicant's name and mailing address;
- (2) Deed indicating the applicant is the legal owner of the property for which the request is made;
- (3) Five copies of a manufactured housing development site development plan as described in § 152.21. The site development plan shall be a scaled drawing of an appropriate dimension signed and sealed on the appropriate pages by a registered engineer, architect or land surveyor as appropriate and shall include the following:

- (a) A north arrow, date, scale and appropriate legend;
- (b) One-foot contour intervals, reflecting actual (real-world) elevations;
- (c) Location and size of all easements, utilities and rights-of-way existing and proposed;
- (d) All public and private street names, both existing and proposed;
- (e) Location and size of all proposed manufactured home spaces, utility and drainage easements, public streets and rights-of-way, private drives with surface types, walkways, parking spaces with surface types, drainage improvements, recreational spaces, screening, offices and any other contemplated permanent structures or improvements;
- (f) Location and size of all existing or proposed permanent improvements, including pads, off-street parking with surface types and utilities;
- (g) All proposed front, side and rear yard setback distances.

(B) The manufactured housing development site plan shall be submitted to the Planning Commission for review study and recommendation. The same shall then be submitted to the Durant City Council for approval, denial or conditional approval. Once approved, the land covered by such manufactured housing development site plan shall be developed in accordance therewith as approved. Any change, modification, revision or deviation thereof may be grounds for the revocation of the manufactured housing development license issued and deemed a violation of this chapter. Approved deviations must bear the signature of the Community Development Director or his or her designee and must be documented with an approved set of as-built plans prior to occupation of the development and issuance of any occupancy permit for any individual structure within the development.

(C) The Planning Commission and/or the Durant City Council may require alterations, modifications or amendments of the manufactured housing development site plan when deemed necessary for the inclusion of easements, rights-of-ways, utilities, improvement plans or any other amendment necessary for the general welfare of the public.

(D) Improvement bonds may also be required to be furnished on the subject property for public streets, water lines, sewer lines, storm-water drainage structures and all other public improvements.

(Ord. 1287, passed 8-10-99)

§ 152.04 LICENSE ISSUANCE.

(A) Upon the completion or expansion of an approved manufactured housing development, the Building Inspector shall be immediately notified of the same by the owner or developer. After such notification, the Building Inspector without unnecessary delay shall cause an inspection of the manufactured housing development, and if the manufactured housing development has been developed and constructed in compliance with all the pertinent provisions of this chapter, local building codes and an approved manufactured housing development site plan, the Building Inspector shall issue to the owner a license to operate the manufactured housing development.

(B) No person, corporation or other entity shall own or operate any manufactured housing development within the city unless the person, corporation or other entity holds a valid license issued annually by the City Clerk in the name of such person, corporation or entity for the specific manufactured housing development.

(C) In addition to the requirements as set forth herein to obtain a license for the operation of a manufactured housing development or mobile home park, a fee as set by resolution of the City Council shall be paid to the city.

(D) All manufactured housing development and mobile home park licenses shall expire June 30 and all fees for the ensuing year are due and payable prior thereto. Original fees for a license may be prorated to June 30 of the following year, when appropriate.

(E) Upon the enactment of this chapter, pre-existing mobile home parks shall have 90 days to comply with the licensing requirement contained herein.

(F) Failure to obtain or renew, on or before July 1 of each year, a license to operate a manufactured housing development shall be punishable by a fine of up to \$200 per day.

(Ord. 1287, passed 8-10-99)

§ 152.05 LICENSE TRANSFER.

(A) Every person holding a license shall, upon intent, give notice in writing to the Building Inspector within ten business days before having sold, transferred, given away or otherwise disposed of his or her interest in or control of any manufactured housing development. Such notice shall include the name and address of the person succeeding to the ownership or control of such manufactured housing development. Upon application in writing for transfer of the license and deposit of a fee in the amount provided by resolution of the City Council, the license shall be transferred if the manufactured housing development is in compliance with all applicable provisions of this chapter.

(B) After an on-site inspection is performed by the Building Inspector, written notice shall be given to the person holding the license and the person, firm or corporation receiving the license of any repairs, improvements or other requirements which must be corrected within a specified period of time determined by the Building Inspector.

(C) Transfer of the license may be permitted after both parties have received written notification. However, responsibility for repairs, improvements or requirements specified by the Building Inspector shall then be to the person receiving the license.

(D) Failure to complete, in a reasonable time as determined by the Building Inspector and issued in a written notice, the necessary repairs or improvements to bring the development into compliance with this code and all other applicable building, electrical and plumbing codes adopted by the city may result in a fine of up to \$200 per day per violation but no less than \$20 per day per violation.

(Ord. 1287, passed 8-10-99)

§ 152.06 LICENSE SUSPENSION OR REVOCATION.

(A) Whenever, upon inspection of any manufactured housing development, the Building Inspector or any other authorized city officer or employee or the health authority finds that conditions or practices exist which are in violation of any provision of this chapter, such inspecting officer shall give notice in writing to the person to whom the license was issued that such conditions or practices shall be corrected within a reasonable period of time specified in the notice. At the end of such period, the party issuing the notice shall re-inspect such manufactured housing development and, if such conditions or practices have not been corrected, he or she shall file a complaint against, or issue a citation for violation to, the person to whom the license was issued. Such violation may be punishable by a fine of up to \$200 per day per violation, as set forth in § 10.99, or revocation of the appropriate license, upon recommendation of the Planning Commission and affirmation by the City Council.

(B) Manufactured housing development license complaints shall be heard by the Planning Commission which shall have the power to recommend the suspension or revocation of a manufactured housing development license for violation of this chapter. The City Council shall have the power to suspend or revoke a manufactured housing development license for violation of this chapter. A citation for violation of city code(s), if protested, shall be considered by the municipal court.

(C) Suspension of a manufactured housing development license shall prohibit the siting of any further manufactured homes within the development for a period of time as specified by the City Council in the terms of the suspension and until such time as the reason for the suspension is removed.

(D) Revocation of a manufactured housing development license shall mandate that the development site be vacated of all manufactured housing within 90 days of the revocation and the site converted to another allowable use under the Durant Code. Such revocation does not protect the former licensee from other legal actions taken by the city or from other means taken to correct, mitigate or compensate for violations.

(Ord. 1287, passed 8-10-99)

§ 152.07 PROCEDURE FOR OBTAINING A MANUFACTURED HOUSING DEVELOPMENT DESIGNATION.

An application for an amendment to the zoning map which may allow for a Manufactured Housing District designation shall follow all procedural requirements for amendments to the official zoning map as set forth in § 157.190, and in addition shall include the following information:

(A) A preliminary site plan showing precise number, locations and dimensions of all manufactured home lots, public or private drives or streets, illumination facilities, recreation or green areas, utilities and drainage plans. Such preliminary site plans, if approved, shall form the basis for the granting of the appropriate zoning, but shall not constitute the required approval of a license to operate or a permit to construct a manufactured housing development;

(B) Data as may be requested by the Community Development Director or his or her designee to determine that the proposed manufactured housing development will comply with all legal requirements;

(C) An application to amend the zoning map may be filed concurrently with an application to establish a manufactured housing development or subdivision.

(Ord. 1287, passed 8-10-99)

REQUIREMENTS AND REGULATIONS

§ 152.20 LOCATION RESTRICTIONS.

(A) The use, occupancy, development, construction or expansion of a mobile home park, manufactured housing development or manufactured housing subdivision is prohibited in all areas of the city, except in officially approved or properly licensed and zoned manufactured housing developments, manufactured housing subdivisions and R-4 Zoning Districts.

(B) No person shall own, occupy or maintain a mobile home or manufactured home as a dwelling within the limits of the city unless it is in an approved manufactured housing development, manufactured housing subdivision or otherwise in compliance with all the provisions of this code.

(Ord. 1287, passed 8-10-99)

§ 152.21 SITE DEVELOPMENT PLANS REQUIRED.

(A) The application to establish a new or an expansion of an existing manufactured housing development shall be accompanied by five copies of the site development plan for the proposed development. The site development plan shall show the general layout of the entire manufactured housing (land-lease) development and shall be drawn to a scale not smaller than one inch equals 40 feet.

(B) In addition to the requirements of § 157.031, the plan must include the following information:

- (1) A locator map identifying the proposed development site in relation to the city limits (boundaries);
- (2) A topographical map of physical features at no less than one foot intervals and utilizing actual (real world) elevations in relation to sea level;
- (3) Proposed streets in accordance with § 156.061 (and § 152.22(J) below);
- (4) Proposed street names;
- (5) Proposed sanitary sewers in accordance with § 156.086;
- (6) Proposed storm water system and structures in accordance with § 156.067;
- (7) Proposed water lines in accordance with § 156.085;
- (8) Proposed solid waste collection system in accordance with Ordinance 1216, Resolution 96-11, and Chapter 51 of this code;
- (9) Type and location of protective screening;
- (10) The location of adjacent streets and all private rights-of-way existing and proposed within 300 feet of the development site;
- (11) A legal survey identifying tract boundaries and indicating existing topography (division (2) above and (12));
- (12) The boundaries and dimensions of the manufactured home (land-lease) development;
- (13) The location, dimensions and number of each manufactured home space or lot;
- (14) The proposed name of the manufactured housing development and the address as assigned by the Building Official;
- (15) The scale of the plan and north pointing arrow (using a scale of one inch equals 40 feet);
- (16) The location and dimensions of each existing or proposed structure, together with the usage and approximate location of all entrances, height and gross floor area of each existing and proposed structure;
- (17) The extent, size, location, arrangement and proposed improvements of all off-street parking and loading facilities, open space, landscaping, fences, sidewalks, walls and garbage receptacles;
- (18) The total number of manufactured home spaces shall be indicated on the first page of the plans along with the total number of off-street parking spaces;
- (19) The location of each lighting fixture for lighting manufactured home spaces and grounds;
- (20) The location of recreation areas, buildings and area of recreation space in square feet;
- (21) The point where the manufactured housing (land-lease) development water and sewer systems connect with public systems;
- (22) The location of proposed and existing fire hydrants;
- (23) The location and size of all proposed utility easements, with not less than a ten-foot wide easement for the first city utility and an additional five feet for each additional utility adjoining the first easement; as well as the proposed separation between all utilities;
- (24) Grading plans.

(Ord. 1287, passed 8-10-99)

§ 152.22 MANUFACTURED HOUSING DEVELOPMENTS.

(A) *Size and dimensional requirements.*

- (1) *Minimum size.* The minimum size of a tract to be used as a manufactured housing development shall be 2 1/2 acres for initial development.
- (2) *Minimum width.* The minimum width of a tract to be used as a new manufactured housing development shall be 200 feet. The site width shall be measured at the development line closest to the front of the development; with the front being the side from which primary street access flows into the development.
- (3) *Lot size.* Each manufactured home space or lot shall have a minimum area of 4,000 square feet with a minimum

width of 40 feet for single-wide homes or a minimum area of 5,000 square feet with a minimum width of 50 feet for multi-sectional units.

(4) *Setbacks.* Each manufactured home space shall meet the following setback requirements.

(a) *Front yard.* The minimum front yard shall be ten feet.

(b) *Rear yard.* The minimum rear yard shall be ten feet.

(c) *Side yard.* Minimum side yard shall be five feet, with a combined width of both side yards being no less than 15 feet.

(d) *Exterior side yards.* Exterior side yards shall be at least 15 feet in width and no structure, other than an approved traffic device or lighting fixture, shall be erected in any sight triangle as described in § 157.176.

(e) *Distance between homes.* No manufactured home may be located any closer than 20 feet from any other manufactured home or any other free-standing building structure in a manufactured housing development.

(B) *Density.* The maximum density of a manufactured housing development shall not exceed eight spaces per gross acre, with the exception that the maximum density may be increased to ten manufactured home spaces per gross acre when at least 12% of the gross site area is in common recreation area. In no case, however, shall minimum lot setbacks, buffer-yards or sight triangles be violated.

(C) *Utilities.*

(1) *Location.* All utilities within a manufactured housing development shall be located underground.

(2) *Water.*

(a) All manufactured housing developments shall have a connection to a public water system for the purposes of all domestic and fire protection uses.

(b) Each manufactured housing development must have one master water meter connecting the development to the public water supply.

(c) Fire hydrants shall be installed at a distance not to exceed 400 feet apart or ten manufactured homes between hydrants, whichever is closer. No manufactured home or other principal structure within the manufactured housing development shall be located any further than 500 feet from a fully functional and appropriately installed fire hydrant. At the minimum, each fire hydrant shall be installed on a water main 6 inches in diameter. All fire hydrants shall be equipped with 4 1/2 inches National Standard Thread steamers.

(d) All interior water mains, whether public or private, shall be constructed to the standards set forth in Chapter 52 of this code.

(e) Connection to the city's water system shall be conducted by the Durant Utility Authority, for a fee as set by resolution of the Utility Authority.

(3) *Sanitary sewer.* Connection to a public sanitary sewer system or installation of an approved sewerage treatment system is required.

(a) When the internal sewerage system is to be connected to the public sewer system, such connection to the public sewer system shall be performed by the city.

(b) Connection to the public sewer system of the city is required if any portion of the manufactured home development site is within 400 feet of one of the city's sanitary sewer mains.

(c) Interior sewer mains, whether public or private, shall be constructed to the standards set forth in Chapter 53 of this code.

(4) *Utility easements.* Water and sewer easements, if dedicated to the city, must first be covered with or contain, continuous, all weather surfacing of at least ten feet in width. Such covering must, at all times, be capable of fully supporting the weight of utility maintenance vehicles. Utilities and their easements not expressly accepted by the city shall remain the responsibility of the owner of the manufactured housing development.

(D) *Buffer-yards.* A buffer-yard with a minimum width of 30 feet shall be established along each exterior property line, except where adjacent to a pre-existing private street, public right-of-way or residentially zoned property of a lesser intensity than R-4 not internal to the development. Along pre-existing external private streets, public rights-of-way and along exterior property which is residentially zoned R-1, R-2 or R-3, a minimum buffer-yard of 50 feet shall be established.

(E) *Screening.* The manufactured housing development shall be screened with a solid, opaque screening wall or fence of no less than seven feet in height (see § 157.050), except where adjacent to a pre-existing private street, public right-of-way or residentially zoned property of a lesser intensity than R-4 not internal to the development. Along preexisting external private streets, public rights-of-way and exterior property zoned as R-1, R-2, R-3 or C-O a screening wall or fence of no less than eight feet in height and an evergreen vegetative cover which will achieve a solid screening between a height of two feet and no less than ten feet within five to seven years of its planting are required.

(F) *Access.*

(1) *External access.* No manufactured home space shall have direct vehicular access to a public or private street outside the development.

(2) *Internal access.* Each manufactured home space shall have direct vehicular access to an internal street or private access easement.

(G) *Common recreation area.* A minimum of 4,000 square feet or 100 square feet per manufactured home, whichever is greater, of a common recreation area shall be provided. Such common recreation area shall be fenced with a four-foot high chain link fence containing at least two operable gates placed at opposite ends of the recreation area or shall be enclosed in some other manner acceptable to the city. This recreation area must, furthermore, be clearly marked so as to identify the area as such.

(H) *Manufactured home space.*

(1) *Construction.* Each manufactured home space shall be constructed in compliance with the BOCA Basic Building Code.

(2) *Walkway.* A concrete walkway, being a minimum of three feet wide, leading from the major entrance of the manufactured home to its parking space or to the street shall be constructed.

(3) *Space or lot identification.* Each manufactured home space shall be marked on the curb, or other suitable location at the front of the space, with a visible identifying number or letter so as to be easily identifiable from an emergency vehicle in the adjoining roadway or street.

(I) *Manufactured homes.*

(1) *Class D.* Class D manufactured homes shall not be permitted in new manufactured housing developments or expansions of existing manufactured housing developments. Existing Class D manufactured homes located in a manufactured housing development in operation at the time of adoption of this chapter are allowed to remain, but if removed, shall be replaced with a Class A, B or C manufactured home.

(2) *Setup.* Each manufactured home shall meet the setup requirements of this code. (Height above grade or ground, permits, inspections, tie-down requirements and appropriate classification specified for the site at which it is to be erected or installed).

(3) *Additions.* Prefabricated structures built by the manufacturer of the manufactured home and expansions meeting United States Department of Housing and Urban Development standards and BOCA Building Codes may be added to any manufactured home, provided that setbacks within the lot can be met and a building permit is obtained prior to such addition or expansion.

(4) *Vacant manufactured homes.* No storage of unoccupied and/or damaged manufactured homes is permitted within a manufactured housing development.

(5) *Compliance with codes.* Every manufactured home located in a manufactured housing development, manufactured housing subdivision or mobile home park/camp shall comply with the BOCA Basic Building Code and the Housing Maintenance Code of the City of Durant except as may be otherwise provided in this section.

(J) *Streets.*

(1) All internal streets shall be constructed in accordance with and meet the standards set forth in §§ 97.40 et seq. Roll-over style curbs of at least six inches in height are recommended. Street widths shall at a minimum be equivalent to those described as residential streets under § 97.40.

(2) All private streets within a manufactured housing development shall be maintained in good condition.

(K) *Accessory structures and uses.*

(1) Accessory structures and uses permitted in manufactured housing developments shall meet all setback requirements and any other provisions herein specifically directed to such accessories.

(2) No accessory or secondary structure or other use shall be allowed on a lot without a primary structure first being permitted, constructed and used for the use intended and expressly stated in the permit for the primary structure or use.

(L) *Expansion of nonconforming manufactured housing developments, mobile home parks or mobile home courts.* No expansion of a nonconforming manufactured housing development, mobile home park or mobile home court shall be permitted unless all units in the development (park or court), both pre-existing and additional, have vertical skirting or a similar structural enclosure around the entire base of the unit between the outer walls and the ground or paved surface and are anchored to the ground in accordance with the regulations set forth herein.

(M) *Floor elevation.* At no point along the floor shall the lowest floor of a manufactured home be placed above a height of four feet above the finished grade of the lot on which it is located. The height of the frame above the ground elevation, measured at 90 degrees to the frame, shall not be greater than three feet.

(N) *Permits and certificates of occupancy.* No manufactured home shall be placed in a manufactured housing development prior to the issuance of a permit for such placement, and no manufactured home shall be occupied prior to an inspection by the Building Inspector and the issuance of a certificate of occupancy.

(O) *Tie-downs.*

(1) The development owner shall require adequate foundation and anchoring facilities to secure the manufactured homes within the development against any accidental movement. It shall be the responsibility of the owner of the manufactured home development to cause each manufactured home within the development to be anchored and tied down securely in accordance with the following minimal standards within a period of no longer than 72 hours after installation or placement of the manufactured home in the development.

(2) Factory installed tie-downs must be used as recommended by the manufacturer.

(3) Mobile homes not equipped with factory tie downs will be subject to the following requirements:

(a) All tie-down straps shall be placed at stud and rafter points;

(b) A mobile home of 50 feet or less in length shall have in place two over-the-home ties-downs, each to be as close to the ends of said home as possible;

(c) A mobile home 70 feet or less in length but more than 50 feet in length shall have in place two over-the-home ties, each to be as close to each end of said home as possible, and two frame ties located near the center of said home at equal distances from the ties near the ends of the home;

(d) A mobile home more than 70 feet in length shall have in place two over-the-home ties, each as close to the end of said home as possible and four frame ties equally spaced along the center of said home;

(e) Over-the-home ties shall not be required on double wide mobile homes. At least four frame ties shall be required for double wide mobile homes of 50 feet in length or less; and at least six frame ties shall be required for double-wide mobile homes more than 50 feet in length, but not more than 70 feet in length; and at least eight frame ties shall be required for double wide mobile homes more than 70 feet in length;

(f) Tie down anchors shall be securely installed so as to withstand a minimum pull of 3,750 pounds for each ten feet in length of a mobile home;

(g) All ties and connections shall be of a type approved by the United States Department of Housing and Urban Development (H.U.D.) for mobile home anchoring;

(h) All piers shall be of standard concrete block construction, 8 inches by 6 inches by 4 inches, spaced at no more than ten-foot intervals and each end pier should be no further than five feet from the end of the mobile home. Piers shall be required to rest on solid concrete foundations measuring not less than 18 inches square and 18 inches in depth. Such foundations shall be reinforced with steel such that each pier must contain at least one vertically oriented, #4 steel reinforcing rod. If more than one is used they should be set no further apart than 18 inches on center. For leveling purposes, wood blocking no less than 8 inches by 16 inches with a maximum thickness of four inches can be used.

(P) *Skirting.* It shall be the responsibility of the owner(s) of the manufactured home development, within a period of no longer than 30 days following the placement of the structure on the property, to cause the permitted mobile home to be totally skirted of metal or other structurally similar, noncombustible, solid material around the entire base of the unit between the outer walls and the ground or paved surface, in such a manner that will prevent the intrusion of animals under said home. Failure to provide and maintain said skirting within the prescribed time period may subject both the owner of the development and the occupant to fines of up to \$50 per day per violation, but not less than \$20 per day per violation. Such skirting shall be installed in accordance with the following requirements:

(1) Skirting shall be of noncombustible material or material that will not support combustion. Skirting materials shall be durable and suitable for exterior exposures;

(2) Any wood framing used to support the skirting shall be of approved moisture-resistant, treated wood;

(3) The skirting shall be vented in accordance with state and local requirements;

(4) Skirting manufactured specifically as manufactured housing skirting shall be installed in accordance with the manufacturer's specifications;

(5) Skirting shall be installed no later than 30 days after the issuance of the siting permit and the set up of the home;

(6) Skirting shall be properly maintained, including a solid coat of paint if a painted surface; and

(7) Skirting shall not be a reflective metal or other light reflecting material.

(Q) *Common storm shelter.* Any manufactured housing development containing 50 or more dwelling units must have a common storm shelter. Such storm shelter shall have sufficient capacity to hold every occupant of the development. The interior height shall be at least eight feet tall and there shall be a floor space of at least seven square feet per occupant. The common storm shelter must remain clean and sanitary at all times. The common storm shelter must remain available for ready access by residents of the development during periods of severe or threatening weather (as established by the National Weather Center or the Durant /Bryan County Civil Emergency Management). This may be accomplished either by leaving the shelter unlocked at all times or by insuring that one or more designated shelter key holders are on the property at all times. The common storm shelter may serve a dual use as a common recreation, laundry, or other approved area as long as the required open floor space is maintained for shelter purposes.

(R) *Emergency warning siren.* Each manufactured housing development shall be located no further than one mile from an emergency warning siren with an output of 120 dB at a distance of 100 feet on-axis. If no such warning siren is within the prescribed distance than it shall be the responsibility of the owner(s) of the manufactured housing development to install an emergency warning siren to the specifications required by the Durant Civil Emergency Management Director. At a minimum the siren shall be mounted on a 40 feet tall pole and have a 102 dB output at a distance of 100 feet on-axis. The siren must be connected to the City of Durant Emergency Warning System under the direction of the Durant Civil Emergency Management Director or his or her designee. The surrounding terrain and population densities may require a variation in this minimum standard as determined by the Durant Civil Emergency Management Director. The prescribed warning siren must be fully installed and fully operable to the satisfaction of the Civil Emergency Management Director prior to any occupation of a new manufactured housing development.

(S) *Common lighting.* Street lights shall be required at every private or public street intersection within the development, but in no case shall lighting intervals exceed 330 feet in distance.

(T) *Location.* No manufactured home, recreational vehicle, storage building or related structure shall be located, constructed or maintained within any dedicated easement, right-of-way, setback area, sight triangle or drainage area.

(U) *Storm drainage.*

(1) Adequate facilities for drainage of surface water shall be provided for a manufactured housing development to include curbs, proper grading, the installation of gutters and, where necessary, culverts, catch basins, drain inlets, storm and water sewers or other satisfactory drainage systems in compliance with city specifications found in Chapter 97 of this code and approved by the City Engineer.

(2) All drainage plans shall be signed and sealed by a professional engineer and submitted to the Community Development Director for approval by the City Engineer prior to the issuance of any manufactured housing development license.

(V) *Minimum open space.* Not less than 30% of the total lot area shall be devoted to open space, including required yards and buffer-yards unless modified in accordance with § 156.067 of this code. Open space shall not include area covered by buildings, structures, parking areas, driveways and internal streets.

(W) *Maximum impervious area.*

(1) The combined area occupied by all main and accessory buildings or structures, parking areas, driveways and any other surfaces which reduce and prevent absorption of storm-water shall not exceed 70% of each manufactured home space or lot unless modified in accordance with § 156.067 of this code.

(2) The combined area occupied by all main and accessory buildings or structures, parking areas, driveways, streets and any other surfaces which reduce and prevent absorption of water shall not exceed 80% of the total area of the manufactured housing development, unless a storm-water detention area is constructed which will allow no greater water flow off of the development than would occur if the property were to remain in natural vegetated cover and an undisturbed, pre-development topography.

(Ord. 1287, passed 8-10-99)

§ 152.23 DESIGN REVIEW STANDARDS.

(A) *Purpose.* The purpose of the following standards is to provide the Durant Municipal Planning Commission and the City Council with standards to guide their review of the design elements in a proposed development plan for a new manufactured housing development.

(B) *General design standards.* The development plan for a manufactured housing (land-lease) development shall be studied to determine whether the proposed site development plan meets the requirements of this chapter and the following:

(1) Each site development plan should be laid out and developed as a complete unit, in accordance with an integrated overall design;

(2) The location for buildings, parking areas, walks, lighting and appurtenant facilities should be arranged to be compatible with surrounding land uses. Any part of the site not used for buildings, other structures, parking, roads, accessways or recreation purposes should be landscaped with grass, trees and/or shrubs;

(3) There should be sufficient private open space in each lot to ensure that each resident has an adequate amount of light, air and privacy;

(4) Parking areas should be arranged to be safe and conveniently accessible from streets internal to the development;

(5) The street pattern should serve, not shape, the lots in the development. Minor streets should feed at well spaced intervals into collector arterial streets. Streets should intersect at 90 degree angles;

(6) A site development plan which conforms to and preserves terrain, trees, shrubs and rock formations is highly preferred;

(7) The Planning and Zoning Commission should determine that the proposed site development plan is consistent with good planning practice, consistent with the city's comprehensive plan, can be developed in a manner that is not detrimental

to permitted uses in the surrounding area and is designed to promote the general welfare of the city.

(Ord. 1287, passed 8-10-99)

§ 152.24 SITE DEVELOPMENT PLANS REVIEW.

(A) *Site plan review by Planning Commission and City Council.* Prior to approval of a permit by the Building Official for the construction of a new manufactured housing development or expansion of an existing mobile home park, a site plan shall be reviewed and recommended for approval by the Durant Municipal Planning Commission then accepted and approved by the Durant City Council.

(B) *Conditions.* In approving the site plans for manufactured housing developments, the Planning Commission and City Council shall determine that adequate provisions are made for the following:

(1) Vehicular traffic to and from the development as well as traffic internal to the development, including adequate access for emergency vehicles and personnel, postal service and other public and private services and individuals who may require access to the premises;

(2) Pedestrian traffic to and from the proposed manufactured home sites, common facilities and parking areas on the premises;

(3) Common recreation areas, including any needed screening or landscaping;

(4) Utilities which meet the standards set forth herein;

(5) A storm-water runoff system, allowing for safe and efficient drainage throughout the manufactured home development and preventing the impairment of or negative impact to any off-site property.

(C) *Final development plan.* Prior to the issuance of a certificate of occupancy, a final development plan must first be reviewed and approved by the planning staff, Planning Commission and City Council. Upon receipt of approval for the final development plan, said plan shall be recorded with the Community Development Department of the City of Durant and filed of record in the Bryan County Clerk's Office. In addition, the corners of all manufactured home spaces shall be clearly marked on the ground with iron stakes.

(Ord. 1287, passed 8-10-99)

§ 152.25 BUILDING PERMITS AND INSPECTIONS.

(A) Prior to occupation, each mobile home or manufactured home shall be inspected by the Building Inspector to insure conformance with the regulations of this chapter. Prior to the installation of any mobile home or manufactured home, a building permit must be obtained from the Building Official for a fee as set by resolution of the City Council.

(B) No manufactured home or mobile home shall be erected, installed or otherwise located on a manufactured home or mobile home space, or on any other property within the limits of the city, without the issuance of a building permit from the City's Building Official or his or her designee.

(C) Any person desiring to move a manufactured home or mobile home onto any manufactured home or mobile home space shall first make written application to the Building Official. Such application shall include the following:

(1) Name and signature of the land owner as applicant. (In the case of a corporate owner, the Corporate President, Vice President or Secretary may sign);

(2) Manufactured housing development or mobile home park title and manufactured home space description;

(3) Name of proposed occupant;

(4) A plot plan of the manufactured home space and adjoining spaces indicating the proposed location of the manufactured home, with the mobile home's dimensions and the resulting setbacks.

(D) Upon inspection of the manufactured home plot plan, the Building Official shall grant or deny the applicant permission to place the manufactured home on the proposed site or space.

(E) It is the responsibility of the land owner to assure that each newly arriving manufactured housing or mobile home unit be promptly and properly situated onto the space as indicated in the building permit. It is likewise the owner's responsibility to assure that both the initial setup and continued placement shall be in compliance with this code.

(F) After receiving an approved building permit, the applicant may then move (or have moved) the manufactured or mobile home onto the site as indicated in the permit.

(G) The land owner or his or her representative shall direct the placement of the permitted manufactured home or mobile home onto the permitted site. The tractor used to transport the manufactured or mobile home shall not be disconnected until placement conditions of this code and the associated permit are met, as approved by the land owner or his or her representative.

(H) Immediately, upon placement of the permitted manufactured or mobile home, the property owner or his or her representative shall notify the Building Official that the manufactured or mobile home unit is in place.

(I) Upon notification, the Building Inspector or his or her representative shall, without undue delay, inspect the placement of the manufactured home on the manufactured home space to insure all setback requirements are in compliance with this code.

(J) Within seven days of the placement of a manufactured or mobile home unit onto a property within the city limits of the city, all installation and building conditions of the associated permit and this code must be met, including skirting, tie-downs, utility connections and the like.

(K) Once the manufactured home is fully installed on the site and all utility connections are complete, the Building Inspector is to be notified of the completed installation and the need for a final inspection.

(L) Upon notification, the Building Inspector shall, within the normal order of business, perform a final inspection to determine if the manufactured or mobile home is in compliance with the provisions of this code and the building permit. If the manufactured or mobile home and its installation are found to be in compliance, the Building Inspector shall issue an occupancy permit. Upon receipt of an occupancy permit, the manufactured home may be occupied for residential purposes.

(M) If the manufactured or mobile home unit or its installation is in violation with the requirements of the building permit or this code, the expenses for corrective action and subsequent inspection(s) shall be borne by the landowner.

(Ord. 1287, passed 8-10-99; Am. Ord. 1720, passed 3-11-14)

§ 152.26 GENERAL INSPECTIONS.

(A) All mobile home parks, mobile home subdivisions and free-standing mobile homes shall comply with all ordinances containing provisions dealing with weeds, debris, rodents, nuisances or any other obnoxious element. Areas used for compliance with design standards for the installation or preservation of landscaping, grass, trees and/or shrubs must also be maintained, as all other areas, in good order so as not to constitute a nuisance as set forth in §§ 95.55*et seq.*

(B) The health authority, the Building Inspector and other authorized city officers and employees shall make inspections to determine the condition of manufactured home developments in order that they may perform their duty of safeguarding the health, safety and welfare of the occupants therein and the general public.

(C) Subject to constitutional limitations, the inspection officials shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this chapter and all other applicable provisions of the Durant Code.

(D) The owners or occupants of a manufactured housing development and manufactured homes contained therein and the person in charge thereof shall give the inspection officials free access to such premises at reasonable times for the purpose of inspection.

(E) Every occupant of a manufactured housing development shall give the owner thereof or his or her agent or employee access to any part of such manufactured housing development or the premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this chapter and all other applicable provisions of this code.

(F) Every manufactured housing development shall be inspected annually before the annual re-issuance of a license. In order to enforce the provisions of this chapter, alterations and repairs may be required before the manufactured housing development license is re-issued.

(Ord. 1287, passed 8-10-99)

§ 152.27 REGISTRATION OF MANUFACTURED AND MOBILE HOMES AND THEIR OCCUPANTS.

(A) The owner(s) and/or operator(s) of every manufactured housing development or mobile home park shall maintain a register containing a record of all manufactured homes and mobile homes as well their occupants using the manufactured housing development or mobile home park. The register shall be immediately available, at the site of the development, to any authorized person inspecting the park and shall be preserved for a period of three years. The register shall contain:

- (1) The names and addresses of all occupants in the development;
- (2) The make, model and license number of every manufactured and mobile home in the development;
- (3) The state, territory or county issuing the home registration or license;
- (4) The dates of arrival and departure of each home in the development or park.

(B) Failure to comply with and/or maintain accurate and current records as to the registering of manufactured homes and mobile homes and their occupants may be punishable by a fine of up to \$200 per day per violation but no less than \$10 per day per violation.

(Ord. 1287, passed 8-10-99)

§ 152.28 PRE-EXISTING OR NONCONFORMING USES.

(A) Mobile home parks in existence prior to the enactment date of this chapter shall be governed by § 157.110, Continuing Existing Nonconforming uses, except as otherwise described in this section and the following "Schedule for

Improvement to Existing Mobile Home Parks.” No existing mobile home park, of any size, shall be permitted to expand beyond its existing boundaries or have placed a greater number of mobile home spaces developed after the enactment of this chapter conform to all the requirements of this chapter.

(B) All nonconforming individual mobile homes legally in use on the enactment date of this chapter shall be deemed nonconforming structures as defined in § 157.110 and may continue in their existing location subject to § 157.111.

(C) Mobile home parks lawfully existing at the time of the adoption of this chapter shall be required to meet the standards referenced herein on or before the following established dates:

(1) Skirting as required in § 152.22(Q) is required immediately (with regular enforcement of these provisions to begin within 60 days of the adoption date of this chapter);

(2) Licensing as required under § 152.03 shall be obtained within 6 months of the adoption date of this chapter;

(3) Storm sirens in accordance with § 152.22(S) within 12 months of the adoption of this chapter;

(4) Storm shelters in accordance with § 152.22(R) by January 1, 2010.

(D) Mobile home parks which are not legally in existence are hereby ordered to be removed.

(Ord. 1287, passed 8-10-99)

§ 152.29 RESIDENTIAL USE OF CAMP TRAILERS, DEPENDENT MOBILE HOMES, RECREATIONAL VEHICLES, TRAVEL TRAILERS, OR MOTOR HOMES.

(A) The use, occupancy or location of recreational vehicles, travel trailers, camp trailers, pick-up campers or motor homes as permanent dwellings is prohibited.

(B) No mobile home, camp trailer, recreational vehicle, travel trailer or motor home shall be parked on any public or private street, thoroughfare or right-of-way in a mobile home park or manufactured housing development.

(Ord. 1287, passed 8-10-99)

Cross-reference:

Storage and parking of trailers and commercial vehicles, see § 157.049

§ 152.30 INDIVIDUAL MOBILE HOME REQUIREMENTS.

No mobile home, storage building, or related structure, whether within a manufactured housing development, mobile home park, or independently situated, shall be located constructed or maintained within any dedicated easement, right-of-way, sight triangle, setback area, or drainage area.

(Ord. 1287, passed 8-10-99)

§ 152.31 MANUFACTURED HOUSING SUBDIVISIONS.

(A) Prior to developing a manufactured housing subdivision, approval of a plat for the subdivision must be received. Approval of a manufactured housing subdivision shall be contingent on compliance with the subdivision regulations found in Chapter 156 and all provisions contained herein.

(B) Requirements for manufactured housing subdivisions. In addition to the requirements of Chapter 156, manufactured housing subdivisions must meet the following requirements:

(1) Manufactured housing subdivisions may only be constructed in (R-4) Manufactured Housing Districts; see the Table of Uses Permitted In Districts found in § 157.031(B).

(2) The minimum size of the tract of land to be subdivided for use as a manufactured housing subdivision must be five acres.

(3) Only one manufactured home may be placed on each subdivided lot within a manufactured housing subdivision.

(4) Each manufactured home in a manufactured housing subdivision shall be securely affixed to a permanent foundation containing the following elements:

(a) A permanent, poured in place, concrete perimeter footing measuring at least 18 inches in depth (below the finished undisturbed natural or engineered grade) and containing a minimum reinforcement of four #4 steel reinforcing bars. Minimum footing widths shall be as follows:

1. Twelve-inch width minimum for one-story structures
2. Fifteen-inch width minimum for two-story structures
3. Eighteen-inch width minimum for three-story structures.

(b) Permanent perimeter foundation walls at least six inches thick constructed of reinforced concrete, permanently mortared stone, permanently mortared brick, or reinforced concrete blocks.

(c) Concrete and concrete block foundation walls as well as concrete columns must be reinforced with #4 steel reinforcing bars set vertically at intervals of no less than 18 inches on center.

(5) The subdivision shall be screened along its perimeter by a permanent buffer area, not less than 50 feet wide, composed of trees, shrubs, or other suitable buffers approved by the Planning Commission. The buffer area may be placed on, or included as part of, individual lots within the subdivision.

(6) Each manufactured home lot within the subdivision shall meet the dimensional requirements for an R-3, General Residential, use as found in the Table of Minimum Dimensional Requirements in § 157.033 (essentially 50 feet by 120 feet).

(7) Density. The density of a manufactured housing subdivision shall not exceed seven houses per acre.

(8) Roads. All circulation roads within a manufactured housing subdivision shall be paved at least 27 feet wide from back of curb to back of curb. Ten feet additional width shall be paved if parking is to be permitted on one side of the road, and 20 feet additional width shall be paved if parking is to be provided on both sides of the road.

(9) Paving. All areas used for access, parking, or circulation shall be permanently paved according to street construction standards found in § 97.40.

(10) Access. Each manufactured home lot shall be designed so that access to public roads is provided to the satisfaction of the Public Works Director, Community Development Director, and Fire Chief.

(11) No structure shall be installed or erected in a manufactured housing subdivision prior to the issuance of the appropriate building permit nor shall it be so placed without the approval of the Building Official.

(12) Every manufactured home shall be inspected by the Building Inspector to insure conformance with the regulations of this chapter. Prior to the installation of any manufactured home, a building permit must be obtained through the Building Official for a fee as established by resolution of the City Council.

(Ord. 1287, passed 8-10-99)

SITING MANUFACTURED HOMES IN EXISTING(R-1, R-2, or R-3) RESIDENTIAL DISTRICTS

§ 152.45 SITING MANUFACTURED HOMES IN EXISTING (R-1, R-2, or R-3) RESIDENTIAL DISTRICTS.

(A) For the purposes of this subchapter the following terms shall have the meanings ascribed to them except where the context clearly indicates a different meaning:

ADJACENT. Shall include any property which is separated by only a street, alley, easement, or public way as well as any property which is physically attached to, or adjoining the subject property.

NEARBY. Shall be defined as and include any location within 300 feet of, or the nearest five residential structures in each direction from the proposed site—whichever is the shortest distance from the subject lot or property.

(B) A manufactured home may be installed in an R-2 or R-3 residential district upon approval of the Building Official provided that:

- (1) It is a "Class A Manufactured Home" as defined in § 152.01;
- (2) A building permit is received prior to the installation of the manufactured home; and
- (3) All of the standards and guidelines of this subchapter are met to the satisfaction of the Building Official.

(C) (1) Any class of manufactured home may be installed in any R-1, R-2, R-3, or R-4 Residential District upon fulfilling the requirements established in § 153.02, § 152.31(F), and also receiving the affirmative recommendation of the Planning Commission and approval of the City Council as outlined in § 153.03.

(2) Requirements of § 153.02 include minimum lot size, minimum set-backs, minimum utility connections, minimum parking spaces, receipt of appropriate building permit, and land ownership, home ownership, and residency by owner guidelines.

(3) Requirements of § 153.03 include appropriate application procedures, payment of fees, legal notification, minimum public hearings, and publication guidelines.

(Ord. 1287, passed 8-10-99)

§ 152.46 APPLICATION FOR INSTALLATION.

(A) An application for the installation or erection of a manufactured home shall be submitted to the Building Official in such form as may reasonably be required to make determinations. In particular, in addition to such information as is generally required for permits and as is necessary for administrative purposes, such applications shall include all information necessary to make determinations as to conformity with the standards in this section, including photographs of all sides of the manufactured home, exterior dimensions, roof materials, roof pitch, exterior finish, installation on a permanent foundation, and other information necessary to make determinations.

(B) (1) An application for the installation or erection of a manufactured home in an existing residential district may be considered for approval by the Building Official only if the exterior appearance of the home proposed for installation is

compatible with, and so similar or dissimilar to, the appearance of adjoining or nearby site-built homes as to, in the view of the Building Official, be permitted by the standards established in this chapter and the standards set forth in the zoning and building codes which apply to the site of, and same zoning district as, the proposed installation.

(2) Dissimilarity may be used as a deciding factor in those instances where adjoining or nearby site-built homes are substandard to the property maintenance, nuisance, zoning, and/or building codes in effect at the time of the application to install the manufactured home.

(Ord. 1287, passed 8-10-99)

§ 152.47 INFORMATION REQUIRED FOR REVIEW OF AN APPLICATION TO INSTALL A MANUFACTURED HOME.

(A) The following shall be provided to the Building Official and/or Durant Municipal Planning Commission and City Council with all requests for review of the proposed installation of a manufactured home.

(1) Recent actual photographs of all sides of the subject manufactured home photographs must depict the identical model to be used. (Accurate architectural renderings are acceptable).

- (2) Exterior dimensions of the subject manufactured home;
- (3) Type of roof materials to be used;
- (4) Pitch of roof and dimensions of the roof overhang;
- (5) Description of the exterior finish— photograph shall depict finish to be used;
- (6) Foundation materials and foundation plan;
- (7) Plot plan showing the placement of the manufactured home on the subject lot;
- (8) Make, model, and year of fabrication;
- (9) Proof of compliance with HUD standards.

(B) Additional requirements as to landscaping, lighting, screening, access-ways, building setbacks, and other site standards may be imposed by the city for the protection of all properties or property owners in the neighborhood or surrounding area, provided that such requirements are either made in writing prior to the issuance of the building permit for the placement of the manufactured home or made by means of an action of the City Council.

(Ord. 1287, passed 8-10-99)

§ 152.48 PROCESS FOR CONSIDERATION OF AN APPLICATION.

(A) Within seven working days of receiving an application and all required supporting materials, the Building Official or his or her designee shall make a determination as to conformity with the standards in this section and shall notify the applicant of the approval, conditional approval, or denial of the application.

(B) Approval of an application to erect or install a manufactured home in an existing R-2 or R-3 Residential District may be authorized by the Building Official or his or her designee if, in the opinion of the Building Official, the proposed installation is found to:

- (1) Be compatible with and similar (or dissimilar) to adjoining or nearby site-build housing;
- (2) Comply with the requirements of § 152.31(F);
- (3) Comply with the requirements of § 153.02(D) and (E).

(C) Conditional approval shall be granted only where the conditions and reasons therefor are stated in writing.

(D) Denial by the Building Official may be appealed to the Planning Commission and City Council under the guidelines of, and through the procedures outlined in, § 153.03.

(Ord. 1287, passed 8-10-99)

§ 152.49 STANDARDS FOR DETERMINATION OF EXTERIOR SIMILARITY AND/OR COMPATIBILITY.

The following standards shall be used in determinations of similarity and/or compatibility in appearance between a manufactured home (with foundations approved as provided in this subsection) and site-built housing which has been constructed in adjacent or nearby locations.

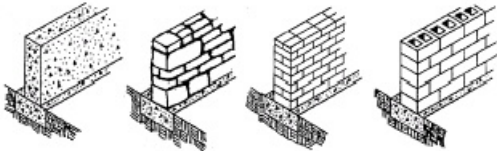
(A) *Minimum width of main body.* Minimum width of the main body of the manufactured home shall not be less than 20 feet, as measured across the narrowest portion of the house. This is not intended to prohibit the offsetting of portions of the home.

(B) *Minimum roof pitch; minimum roof overhang; roofing materials.* Minimum pitch of the main roof shall be not less than 3 feet of rise for each 12 feet of horizontal run (3:12), and minimum roof overhang shall be 1 foot. In cases where site built housing generally has been constructed in adjacent or nearby locations with lesser roof pitches and/or roof overhangs of less than 1 foot, then a manufactured home may have less roof pitch and overhang, similar to the site-built houses. Any

roofing material other than a built up composition roof may be used if it is generally used for site-built houses in adjacent or nearby locations.

(C) *Exterior finish; light reflection.* Only material for exterior finish which is generally acceptable for site-built housing which has been constructed in adjacent or nearby locations may be used, provided, however, that reflection for such exterior shall not be greater than from siding coated with clean white gloss exterior enamel.

(D) *Approved foundations required in residential districts.* No manufactured home shall be placed or occupied for residential use on a site in a residential district until such foundation plans have been submitted to and approved by the Building Official or his or her designee as to the appearance and durability of the proposed foundation and being acceptably similar or compatible in appearance to foundations of residences built on adjacent or nearby sites. Every manufactured home shall, at a minimum be placed on a permanent foundation and have the wheels and other transporting devices removed prior to such placement. In order to be administratively approved for installation on a R-2 or R-3 residential lot a manufactured home must be placed on a continuous perimeter, permanent foundation wall (stem wall or approved masonry wall) with concrete footings as indicated in the figure below.



(E) *Site orientation of the manufactured home.* Manufactured homes shall be placed on lots in such a manner as to be compatible with and reasonably similar in orientation to the site-built housing which has been constructed in adjacent or nearby locations.

(F) *Garages and/or carports.* In residential neighborhoods where adjacent or nearby site-built homes include garages and/or carports, a manufactured home must have a garage or carport. A manufactured home shall be required to be provided with a garage and/or carport compatible with the manufactured home and the site-built garages and/or carports constructed in adjacent or nearby locations.

(G) *Compatibility with adjacent or nearby site-built housing.* In order for the Building Official to approve a building permit for the installation of a manufactured home in an existing residential district the proposed manufactured home shall be compared to site-built housing in the neighborhood within the same zoning district. Approval for the installation of a manufactured home shall not be granted by the Building Official unless it is found that the subject manufactured home is substantially similar in size, siding, material, roof pitch, roof material, foundation and general appearance to site-built housing which may be permitted by the zoning and/or building code in the neighborhood in the same zoning district.

(Ord. 1287, passed 8-10-99; Am. Ord. 1297, passed 1-11-00)

CHAPTER 153: MOBILE HOMES

Section

- 153.01 (Reserved)
- 153.02 Regulations
- 153.03 Permit procedure hearing
- 153.04 Right of appeal

- 153.98 Violations

§ 153.01 (RESERVED).

§ 153.02 REGULATIONS.

The following regulations shall apply to mobile homes:

(A) For a mobile home there shall be a lot not less than 50 feet in width, the length must be of sufficient length to provide the set back distances as provided herein. A mobile home may not be placed on a lot occupied by another dwelling;

(B) The minimum depth of the front yard shall be 25 feet, a side yard of not less than 5 feet on both sides on an interior lot or, if located on a corner lot there shall be a side yard set back from the intersecting street of not less than 15 feet and a rear yard of not less than 20 feet;

(C) A mobile home shall be connected to the sewer main with its own sewer line and shall have its own water meter and light meter, all of which shall conform to the ordinances and regulations pertaining to water, electric and sewers in the city;

(D) A mobile home shall be placed on a foundation of solid material and the foundation shall be built and placed so as to hold the mobile home solid;

(E) A skirt of solid material must be provided from the floor level of the mobile home to the ground to screen any opening beneath the mobile home;

(F) Parking of motor vehicles shall conform to parking and traffic ordinances, rules and regulations as provided for other residences in the city;

(G) A separate application must be made and approval obtained for the building of each accessory or supporting building or structure, including a garage, or for alteration, enlargement or change in any application previously approved. The application shall be made in writing to the Community Development Director;

(H) A mobile home permit shall only be issued to an owner intending to reside in the mobile home on the land that mobile home owner owns, and the permit shall expire when the owner of the mobile home ceases to reside in the mobile home, unless the owner of both the land and the mobile home is a non-profit entity and will not receive compensation for the use of either the mobile home or the land.

(`93 Code, § 12-631) (Ord. 1097, passed 9-9-86; Am. Ord. 1165, passed 10-8-91; Am. Ord. 1175, passed 6-17-92; Am. Ord. 1721, passed 3-11-14)

§ 153.03 PERMIT PROCEDURE HEARING.

(A) Application for a mobile home permit shall be made in writing to the City Clerk. The application shall state:

- (1) The proposed location (legal description of lot or address) where the mobile home is to be placed;
- (2) Size and type of the mobile home and size of the lot on which the mobile home is to be placed and a diagram showing measurements of the lot and mobile home and showing proposed location of the mobile home upon the lot, together with measurements showing the distance between mobile home and front, side and rear boundaries of the lot;
- (3) Proposed method of sewerage, water and electricity connections;
- (4) Type of proposed foundation; and
- (5) Type of proposed skirt to screen opening beneath the mobile home.

(B) Applicant shall pay all fees in accordance with the schedule of fees in force for permits. The application shall be subject to the approval of the Planning and Zoning Board of the city and the City Council. For each application to place a mobile home, a fee as set by the City Council by motion or resolution shall be paid to the City Clerk. The cost of legal publication and required notices shall be the responsibility of the applicant. Each applicant shall also submit an accurate legal description and map of the land and existing buildings. A certified abstractor's list of all owners of property located within 300 feet of subject property shall be submitted.

(C) The Planning Commission shall publish a notice of the public hearing in an official paper or a newspaper of general circulation in the city, at least 15 days prior to the date of the public hearing giving the time and place of the public hearing and the proposed mobile home placement. Notice shall be mailed to all owners of property located within 300 feet of the subject property at least 20 days prior to the hearing.

(`93 Code, § 12-632) (Ord. 1124, passed 3-8-88)

§ 153.04 RIGHT OF APPEAL.

(A) Appeals to the City Council may be taken by any person aggrieved or by an officer, department, board or bureau of the city affected by any decision of the Planning and Zoning Board. Appeals, together with a copy of the application, must be submitted in writing to the City Clerk and shall clearly set forth the reasons for the appeal and all other pertinent information concerning the decision of the Planning and Zoning Board.

(B) The appeal shall be submitted by the City Clerk to the City Council for its decision.

(`93 Code, § 12-633)

§ 153.98 VIOLATIONS.

A violation of this chapter shall be deemed a misdemeanor and shall be punishable by fine. Any person, firm or corporation who violates or refuses to comply with any of the provisions of this chapter shall be punished as provided in § 10.99.

(`93 Code, § 12-634)



The City of Durant

Office of City Clerk

Memorandum

Date: 10/28/2020
To: Mayor and City Council
From: Council Member Danny Sherrer
Re: Discussion of Sidewalk Improvement Regulations Within the City of Durant

Council Information / Action Requested

No action requested.

City Staff Information / Action Follow-up, if Council authorizes this action:



The City of Durant

Office of City Manager

Memorandum

Date: 10/28/2020
To: Mayor and City Council
From: Council Member Steve Brittingham
Re: Discussion of the Regulation of Property Lots and Improvements Within the City of Durant

Council Information / Action Requested

No action requested.

City Staff Information / Action Follow-up, if Council authorizes this action:



The City of Durant

Office of City Clerk

Memorandum

Date: 10/28/2020
To: Mayor and City Council
From: Danielle Barker, Community Development Director
Re: Consider Approval of Ordinance 1918 Amending the Code of Ordinances of the City of Durant by Adding a New Subchapter Pertaining to Revocable Permits; Establishing Regulations for a Revocable Permit and Setting a Permit Fee; and Declaring an Emergency
(A) Consideration of Section 1.
(B) Consideration of Section 2. (Emergency Clause)

Council Information / Action Requested

Approval of Ordinance 1918 Amending the Code of Ordinances of the City of Durant by Adding a New Subchapter Pertaining to Revocable Permits; Establishing Regulations for a Revocable Permit and Setting a Permit Fee; and Declaring an Emergency

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance 1918	Ordinance	10/27/2020

ORDINANCE NUMBER 1918

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF DURANT BY ADDING A NEW SUBCHAPTER PERTAINING TO REVOCABLE PERMITS; ESTABLISHING REGULATIONS FOR A REVOCABLE PERMIT AND SETTING A PERMIT FEE; AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DURANT, OKLAHOMA

SECTION 1. Amending Title XV, Chapter 157 of the Durant Code of Ordinances by adding the following new sections.

§157.179 Revocable permit required.

No person shall erect or maintain any encroachment from that person's adjacent property, upon or over any street, alley, sidewalk or other public property without first obtaining a permit from the City Council in a manner set forth herein. As used herein, person shall indicate property owner including individual, corporation, limited liability company, partnership, or any other entity that owns real property.

(A) Application process.

An applicant for a revocable permit shall:

(1) File a written application therefor on forms furnished by the City that include the following: the date, the name of the applicant, the location of the proposed encroachment, including the legal description of the applicant's and record owner's adjacent property, engineering plans as required, and such other information as the City may deem necessary;

(2) A fee of three hundred dollars (\$300) will be assessed to permit applications requiring engineer plan review.

(3) Provide a copy of the recorded deed whereby the applicant establishes that he or she is the record owner of the adjacent property. All record owners of the property shall sign the application as well as the indemnification agreement described herein.

(B) Issuance of permit.

The City Council shall inspect or cause to be inspected the encroachment described in the application. If, in the sole judgment of the City Council, the issuance of a permit for the encroachment is in the best interest of the City, the City Council shall authorize the City Manager or his/her designee to issue the permit upon compliance with all other provisions hereof. No such permit shall be issued until approval by the City Council, verification of ownership, delivery of certificate of insurance, execution and recording of the indemnification agreement, and payment of the fee. The decision of the City Council shall be final and shall be based upon all circumstances surrounding the proposed encroachment. Circumstances to be considered by the City Council and the weight to be given to each shall be at the sole discretion of the City Council.

- (1) Non-permanent improvements/items located within the public right-of-way shall require approval of a revocable permit for non-permanent improvements/items to be installed by the property owner or tenant with property owner approval.
- (2) Such requests shall be evaluated based upon a standard of promoting public safety and the provision of accessible means of ingress and egress.

(C) Revocation of permit.

The City Council may revoke a permit issued under this section whenever the City Council, in its sole judgment, determines that such permit should be revoked. Such revocation may be on the grounds of public safety, public necessity, public good or any other cause which the City Council, in its sole judgment, determines to be applicable. The grounds for revocation of a permit under this section shall not be limited to the grounds set forth in this section.

(D) Notice of revocation.

Whenever the City Council revokes a permit under this section, and whenever an encroachment is constructed or maintained on or over any public property without obtaining a permit, the City Manager or his/her designee shall notify the record owner of the adjacent premises to remove such encroachment within such time as the City Council determines is reasonable under the circumstances.

(E) Removal by City.

If the record owner fails to comply with the order to remove the encroachment, the City Council may cause the encroachment to be removed and charge the costs thereof, plus up to fifteen percent (15%) of such costs for administration, to the record owners of the adjacent property. If any record owner fails or refuses to pay, when due, any charges imposed under this Section, the City Council may, in addition to taking other collection remedies, certify any unpaid charges, including interest, to the County Treasurer, to be levied against the adjacent property for collection by the County in the same manner as delinquent general taxes upon such adjacent property are collected.

(F) Nuisance declared.

The City Council hereby declares that the construction or maintenance of an encroachment upon or over any public property within the City, without obtaining a permit as required under this section, constitutes a public nuisance.

SECTION 2.

For the immediate preservation of the peace, health, and safety of the City of Durant, Oklahoma and the inhabitants thereof, it is necessary that this ordinance shall become operative and go into effect immediately upon its passage, approval and publication.

PASSED AND APPROVED by the Mayor and City Council of the City of Durant this 29th day of October, 2020.

**ODEN GRUBE, MAYOR
CITY OF DURANT, OKLAHOMA**

ATTEST:

**CYNTHIA J. PRICE
CITY CLERK**