

**CITY OF MOORE
ORDINANCE 33.25**

**AN ORDINANCE OF THE CITY OF MOORE, OKLAHOMA AMENDING PART 12,
LAND DEVELOPEMENT CODE: CHAPTER 5, SUBDIVISION REGULATIONS;
SECTION 12-581 GENERAL REQUIREMENTS BY PROVIDING REQUIRED
STANDARDS TO GATED COMMUNITIES AND ADDING NUMERICAL
KEYPAD TO LIST OF EMERGENCY RAPID ACCESS DEVICES.**

NOW THEREFORE, be it ordained by the Council of the City of Moore, in the State of Oklahoma, as follows:

SECTION 1: **AMENDMENT** "Sec 12-581 General Requirements" of the Moore Land Development Code is hereby *amended* as follows:

AMENDMENT

Sec 12-581 General Requirements

A. *Required standards.* All gated communities shall comply with the following site standards:

1. No public street shall be obstructed. Gated access will only be considered for private streets, approved planned unit developments, apartment projects, or other subdivision plats approved by the city council for private streets;
2. The gate shall be located a sufficient distance from a public street to allow three cars to line up at the gate without interfering with vehicles utilizing the public street; however, in no case shall the gate be located closer than 70 feet from the curb or edge of pavement of a public street;
3. A turnaround lane shall be provided for vehicles unable to enter the gated community;
4. Road spikes, barbs or other tire damaging devices shall not be allowed;
5. The city council shall approve all circulation plans for this type of development and may require multiple entrances;
6. Adopted city standards for streets, sidewalks, fire lanes, fire hydrants, and other engineering and development requirements shall apply to controlled access developments;
7. The minimum gate opening width, including clearance for all improvements related to the gate, shall not be less than 20 feet if accommodating two directions of traffic and no less than 14 feet for each gate accommodating each direction of traffic;
8. An entry key pad shall be located on a pedestal near the normal access route. The access code shall be given to the fire department, police department and

all other emergency and city services;

9. An emergency release hitch pin shall be installed on the control arm. This hitch pin, when removed, will detach the control arm from the gate and allow the gate to swing open freely with manual intervention;
10. A battery backup system shall be provided for each gate. The batteries shall be trickled charged to maintain electrical energy, and in the event of loss of normal electrical current, cause the gate to open and stay open until reset by a responsible member of the homeowners' association;
11. The location of all entrance pedestals, emergency pull boxes, key pads, hitch pins, related equipment, operation of gate, signage, opening design, swinging or sliding operation of the gate, or any other design specifications shall be constructed and installed in accordance with the plans approved by the community development director and the fire chief;
12. Should any problem occur in the operation of the gate, or any violation of this section occur, the gate shall remain open and accessible until the problem is resolved and/or the gate is repaired and tested; and
13. When a covered entry is requested, the minimum height shall be no less than 16 feet.

B. Requirement of emergency rapid access devices for gated communities.

1. Gated communities shall include all controlled access gates that serve housing developments, apartment complexes, townhouse complexes, and any other controlled access gates where a gated access affect's the health, safety, and welfare of the public served.
2. Emergency rapid access devices. For the purpose of this section, emergency rapid access devices shall include an entry key pad, rapid access key boxes, keyed switches, and keyed padlocks. The keys and devices shall be UL certified and approved by the fire chief or his designee.
3. Requirement. All new gated communities as described in subsection (B)(1) of this section shall install and maintain rapid entry devices as described in subsection (B)(2) of this section. All existing gated communities as described in subsection (B)(1) of this section shall install and maintain rapid entry devices as described in subsection (B)(2) of this section within 60 days of the effective date of this section.

C. Homeowners' association required. A homeowners' association or apartment/townhouse manager or apartment/townhouse manager shall be established for all controlled access communities. The homeowners' association will be responsible for the following:

1. Providing the names, addresses, and emergency contact numbers of all officers or managers to the fire department and the police department.
2. Maintenance and repairs of the private streets and/or fire lanes, and to provide the funds therefor through the use of assessments.
3. Maintenance, testing and repairs of all functions of the gate.
4. Establishing the access code to the gate and ensuring that the fire department,

police department and other emergency services have the proper code number. Changing the code shall not be permitted without proper notification.

5. Accompanying the fire department during annual inspection and testing of the operating systems.
6. Maintaining a service agreement with a qualified contractor to ensure yearround maintenance.

(LDC 1991, § 12-578; Ord. No. 393(02), 12-2-2002)

REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

PASSED AND ADOPTED BY THE CITY OF MOORE COUNCIL

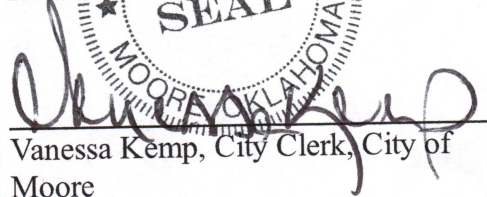
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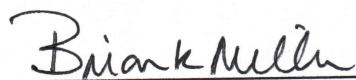
Presiding Officer



Mark Hamm, Mayor, City of Moore

Attest


Vanessa Kemp, City Clerk, City of Moore



Brian K. Miller, City Attorney,
Approved as to Form, City of Moore