

Article 4: Intent of Districts

Sections:

4-1	“A”	Agricultural District
4-2	“R-1”	Low Density Residential District
4-3	“R-2”	Medium Density Residential District
4-4	“R-3”	High Density Residential District
4-5	[Reserved for Future Use]	
4-6	“MHS”	Manufactured Home Subdivision District
4-7	“MP”	Manufactured Home Park District
4-8	“EH-O”	Elderly Housing Overlay District
4-9	“C-O”	College Overlay District
4-10	“C-1”	Office and Service Business District
4-11	“C-2”	Restricted Commercial District
4-12	“C-3”	General Commercial District
4-13	“C-4”	Central Business District
4-14	“I-1”	Light Industrial District
4-15	“I-2”	Heavy Industrial District
4-16	“P”	Public Use District
4-17	“MU”	Mixed Use District
4-18	“PUD-O”	Planned Unit Development Overlay District
4-19	“FP-O”	Floodplain Management District
4-20	“HO-O”	Housing Opportunity Overlay District
4-21	“HC-O”	Historic Conservation Overlay District

SECTION 4-1 “A” AGRICULTURAL DISTRICT

4-101. It is the intent of the A District to preserve and protect agricultural uses and resources by regulating density and land use. The district is not intended to serve the homeowner who lives on a small suburban lot, but is designed to accommodate agricultural operations on substantial acreage. Intense urban usage is usually premature and undesirable in the A District, due to lack of infrastructure. Uses within this district are mostly related to agricultural activities. Uses that might have nuisance characteristics, if intermingled in developed residential areas, are permitted on the basis that they are no more offensive than normal agricultural uses.

SECTION 4-2 “R-1” LOW DENSITY RESIDENTIAL DISTRICT

4-201. The intent of the R-1 District is to provide primarily for one-family dwellings with accommodation for two-family dwellings and related residential uses such as churches and certain public uses which tend to be located at the edge of higher density, and more centrally located residential areas. The district is intended to accommodate a low population density for specified types of dwelling units on large to medium sized lots with emphasis on adequate open space around buildings.

SECTION 4-3 “R-2” MEDIUM DENSITY RESIDENTIAL DISTRICT

4-301. The intent of the R-2 District is to provide for one- and two-family dwellings with some accommodations for three-plus family dwellings as conditional uses and also related residential uses and certain public uses. This district allows for a moderate density for these types of dwelling units.

SECTION 4-4 “R-3” HIGH DENSITY RESIDENTIAL DISTRICT

4-401. The intent of the R-3 District is to provide for a full range of dwelling units, from one-family to apartments and for related residential and certain public uses. This district is located primarily where moderate to high residential density will be compatible with surrounding uses and development patterns.

SECTION 4-5 [RESERVED FOR FUTURE USE]

SECTION 4-6 “MHS” MANUFACTURED HOME SUBDIVISION DISTRICT

4-601. The intent of the MHS District is to provide area for low-density manufactured housing, recognizing the need and demand for alternative housing choices. This district also recognizes that alternative housing types often function best, and maintain optimum property value, when part of a well-planned development. It is intended that this district be established to accommodate manufactured homes on permanent foundations where lots are owned by manufactured home owners.

SECTION 4-7 “MP” MANUFACTURED HOME PARK DISTRICT

4-701. The intent of the MP District is to provide manufactured home park developments which are compatible with the character of the surrounding neighborhood in which they are located. Manufactured home parks are residential uses and should be located in areas where services and amenities are available such as those found in areas comprised of site-built housing. This district is intended for those areas where the owner proposes to develop and rent or lease individual manufactured home sites.

SECTION 4-8 “EH-O” ELDERLY HOUSING OVERLAY DISTRICT

4-801. The intent of the EH-O District is to provide area for, and otherwise encourage, housing and related facilities developed for independent living opportunities for senior citizens.

SECTION 4-9 “C-O” COLLEGE OVERLAY DISTRICT

4-901. The intent of the C-O District is to provide for the use of Cowley College as a special zoning district where development may occur in conformance with an approved master development plan, if the College elects to present one. This is an overlay district intended to be used only with R-3 or P as the underlying district.

SECTION 4-10 “C-1” OFFICE AND SERVICE BUSINESS DISTRICT

4-1001. The intent of the C-1 District is to provide for areas for public, quasi-public, institutional, social, philanthropic organizations or societies, professional service and office types of uses, as well as for retail sales and services. Density and intensity of use may be considered moderate. This zone is primarily used to allow for non-residential uses which provide a direct service to the total community and still be compatible with adjoining residential districts.

SECTION 4-11 “C-2” RESTRICTED COMMERCIAL DISTRICT

4-1101. The intent of the C-2 District is to provide for areas of convenient shopping facilities located to serve one or more residential neighborhoods. The types of uses permitted include the basic retail, office and service uses that are customarily located in a shopping center.

SECTION 4-12 “C-3” GENERAL COMMERCIAL DISTRICT

4-1201. The intent of the C-3 District is to allow basic retail, service and office uses located at specific points on major streets outside the central and neighborhood business districts. This district is also intended to provide locations for commercial activities that do not require a central location downtown, but do require a location easily accessible to downtown shoppers, therefore it is particularly appropriate adjoining a major highway. Business uses needing large floor areas, particularly those of a service nature, not compatible with Central Business District uses, are included in this district.

SECTION 4-13 “C-4” CENTRAL BUSINESS DISTRICT

4-1301. The intent of the C-4 District is to encourage the location of major business services and retail business activity in the central business district in order to maintain that area as the core retail, government and entertainment district for the community. The intent is also to encourage residential use in the C-4 District under terms and conditions where such use complements commercial uses.

SECTION 4-14 “I-1” LIGHT INDUSTRIAL DISTRICT

4-1401. The intent of the I-1 District is primarily to provide locations for those manufacturing industries and related industrial activities in which the production performance of the manufacturing industries characteristically produces a finished product which is generally produced from semi-finished materials and requires little or no outside material storage. The effect of the production process upon surrounding areas is normally that of traffic generated by the receipt and delivery of materials and goods and traffic generated by employees. The District is not intended to create obnoxious noise, glare, dust or odor or create intensive lot or land coverage. Commercial uses permitted in this district are generally those which serve the convenience of industrial establishments and their employees.

SECTION 4-15 “I-2” HEAVY INDUSTRIAL DISTRICT

4-1501. The intent of the I-2 District is to provide locations for basic or primary industries and related industrial activities. Many of these industries characteristically store bulk quantities of raw or scrap materials for processing to semi-finished products. Commercial uses permitted in this district are generally those which serve the convenience of industrial establishments and their employees. Certain obnoxious or hazardous uses are allowed only upon the issuance of a conditional use permit.

SECTION 4-16 “P” PUBLIC USE DISTRICT

4-1601. The intent of the P District is to provide locations for public ownership that are used for major public facilities.

SECTION 4-17 “MU” MIXED USE DISTRICT

4-1701. The intent of the MU District is to encourage compatible mixed use residential and commercial uses of low to moderate intensity, complementing neighborhood residential areas with high quality development and urban design standards.

SECTION 4-18 “PUD-O” PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

4-1801. The intent of the PUD Overlay District is to encourage innovation in residential, commercial and industrial development by allowing greater variety in type, design, and layout of buildings; to encourage a more efficient use of land reflecting changes in the technology of land development; to encourage the expansion of urban areas incorporating the best features of modern design while conserving the value of land; and to provide a procedure which relates the type, design, and layout of development to the particular site and the particular demand at the time of development in a manner consistent with the preservation of property values within established neighborhoods.

SECTION 4-19 “FP-O” FLOODPLAIN MANAGEMENT DISTRICT

4-1901. The intent of the Floodplain Management Overlay District is to protect public health, safety and welfare by minimizing loss of life and property in areas subject to flooding.

SECTION 4-20 “HO-O” HOUSING OPPORTUNITY OVERLAY DISTRICT

4-2001. The intent of the HO-O District is to encourage the development or redevelopment of residential lots in the older areas of the City, where lots contain less area and have less frontage than required in new residential districts.

SECTION 4-21 “HC-O” HISTORIC CONSERVATION OVERLAY DISTRICT

4-2101. The intent of the HC-O Overlay District is to establish development regulations which will promote the conservation, preservation and restoration of landmarks, historic properties and other structures, areas and neighborhoods.