

## Article 17: College Overlay District (C-O)

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### SECTION 17-1 INTENT

**17-101.** It is the intent of the College Overlay (C-O) Overlay District to provide for the use of land owned by Cowley College, or any other postsecondary education institution, and used for educational purposes as an overlay district, with the R-3 District or the P District as the underlying zoning district. All development, redevelopment or enlargements shall be in accordance with an approved master development plan, as set forth in Section 17-701.

### SECTION 17-2 PERMITTED USES

**17-201. Permitted Uses:** In the C-O Overlay District no building, land or premises shall be used and no building or structures shall be hereafter erected or altered unless otherwise provided for in these zoning regulations, except for the following uses:

- a. Alumni center.
- b. Buildings or land used for athletic or recreational purposes and concessions connected therewith.
- c. Buildings used for educational and administrative purposes.
- d. Buildings used for student or faculty housing.
- e. Religious assembly buildings.
- f. Data processing center.
- g. Day care facilities: Child care centers, day care homes, family day care homes, group day care homes and preschools.
- h. Monument or memorial.
- i. Parking lot and/or parking garage in conjunction with a principal use within the confines of the C-O Overlay District boundary.
- j. Physical plant.
- k. Student union.
- l. Any permitted use in the R-3 District.

### **SECTION 17-3 CONDITIONAL USES**

**17-301.** In the C-O Overlay District the following uses are allowed upon the issuance of a Conditional Use Permit in accordance with the provisions of Article 26.

- a. Any public building or land use by any city, county, state or federal government agency.
- b. Telephone exchange, electrical substations and similar public utility facilities.
- c. Any other use consistent with the uses specifically set forth in this article, reasonable and desirable to the usual operation of such educational institutions.

### **SECTION 17-4 INTENSITY OF USE**

#### **17-401.**

- a. Minimum Lot Area: none required.
- b. Minimum Yard Requirement and Maximum Structure Height unless otherwise specified in the master development plan, the following shall apply:
  1. Area: Area regulations of the R-3 District or the P District, whichever is the underlying zoning district, shall apply in the C-O Overlay District.
  2. Yard: Minimum front yard – 50 feet; side yard – 50 feet; and rear yard – 50 feet.
  3. Height: Structures may not exceed one hundred twenty-five (125) feet in height.

### **SECTION 17-5 SIGN REGULATIONS**

**17-501.** Sign regulations for the C-O Overlay District shall be as set out in the master development plan.

### **SECTION 17-6 PARKING REGULATIONS**

**17-601.** Parking regulations for the C-O Overlay District shall be as set out in the master development plan.

### **ARTICLE 17-7 DEVELOPMENT ALTERNATIVES**

**17-701.** The development of property within the C-O Overlay District shall conform to a master development plan as approved by the Planning Commission and Governing Body. Any amendments, revisions or modifications of said plan shall follow the same procedures for an amended development plan as set forth in the regulations for the planned unit development district in Article 16 of these regulations.