

**City of Arkansas City
Zoning Regulations**
TABLE OF CONTENTS

| | |
|--|------------|
| Article One: Title and Purpose: | 1-1 |
| Section 1-1 Title: | 1-1 |
| Section 1-2 Purpose and Intent: | 1-1 |
| Section 1-3 Consistency with Comprehensive Plan: | 1-2 |
| Section 1-4 Jurisdiction: | 1-2 |
| Section 1-5 Authority: | 1-2 |
| Section 1-6 Compliance Required: | 1-2 |
| Section 1-7 Official Zoning District Map: | 1-3 |
| Section 1-8 Conflicting Provisions: | 1-3 |
| Section 1-9 Transitional Provisions: | 1-4 |
| Section 1-10 Severability: | 1-4 |
| Article Two: Rules, Interpretations and Definitions: | 2-1 |
| Section 2-1 Rules and Interpretations: | 2-1 |
| Section 2-2 Separability: | 2-2 |
| Section 2-3 Definitions: | 2-2 |
| Article Three: Districts and Boundaries: | 3-1 |
| Section 3-1 District Classifications: | 3-1 |
| Section 3-2 Zoning District Maps: | 3-1 |
| Section 3-3 Annexation: | 3-2 |
| Section 3-4 Rules where Uncertainty may Arise: | 3-2 |
| Section 3-5 Variances and Exceptions Required: | 3-3 |
| Section 3-6 Violations Continue: | 3-3 |
| Article Four: Intent of Districts: | 4-1 |
| Section 4-1 A, Agricultural District: | 4-1 |
| Section 4-2 R-1, Low Density Residential District: | 4-1 |
| Section 4-3 R-2, Medium Density Residential District: | 4-1 |
| Section 4-4 R-3, High Density Residential District: | 4-2 |
| Section 4-5 [RESERVED FOR FUTURE USE]: | 4-2 |
| Section 4-6 MHS, Manufactured Home Subdivision District: | 4-2 |
| Section 4-7 MP, Manufactured Home Park District: | 4-2 |
| Section 4-8 EH-O, Elderly Housing Overlay District: | 4-2 |
| Section 4-9 C-O, College Overlay District: | 4-2 |
| Section 4-10 C-1, Office and Service Business District: | 4-2 |
| Section 4-11 C-2, Restricted Commercial District: | 4-2 |
| Section 4-12 C-3, General Commercial District: | 4-3 |
| Section 4-13 C-4, Central Business District: | 4-3 |
| Section 4-14 I-1, Light Industrial District: | 4-3 |
| Section 4-15 I-2, Heavy Industrial District: | 4-3 |
| Section 4-16 P, Public Use District: | 4-3 |
| Section 4-17 MU, Mixed Use District: | 4-3 |
| Section 4-18 PUD-O, Planned Unit Development Overlay District: | 4-3 |
| Section 4-19 FP-O, Floodplain Management District: | 4-4 |
| Section 4-20 HO-O, Housing Opportunity Overlay District: | 4-4 |
| Section 4-21 HC-O, Historic Conservation Overlay District: | 4-4 |

**City of Arkansas City
Zoning Regulations**
TABLE OF CONTENTS

| | |
|--|------------|
| Article Five: Agricultural District (A): | 5-1 |
| Section 5-1 Intent: | 5-1 |
| Section 5-2 Permitted Uses: | 5-1 |
| Section 5-3 Conditional Uses: | 5-1 |
| Section 5-4 Home Occupations: | 5-3 |
| Section 5-5 Accessory Uses: | 5-3 |
| Section 5-6 Height and Yard Regulations: | 5-3 |
| Section 5-7 Sign Regulations: | 5-4 |
| Section 5-8 Parking Regulations: | 5-4 |
| Section 5-9 Minimum Lot Size: | 5-4 |
| Article Six: Residential Zoned Districts (R-1:R-3): | 6-1 |
| Section 6-1 Intent: | 6-1 |
| Section 6-2 Residential Zoning Districts: | 6-1 |
| Section 6-3 Permitted and Conditional Uses: | 6-1 |
| Section 6-4 Home Occupations: | 6-3 |
| Section 6-5 Intensity of Use: | 6-3 |
| Section 6-6 Height and Yard Regulations: | 6-4 |
| Section 6-7 Accessory Uses: | 6-4 |
| Section 6-8 Sign Regulations: | 6-4 |
| Section 6-9 Parking Regulations: | 6-4 |
| Section 6-10 Supplemental Regulations: | 6-4 |
| Section 6-11 Removal and Relocation of Manufactured Homes: | 6-7 |
| Article Seven: [RESERVED FOR FUTURE USE]: | 7-1 |
| Article Eight: Public Use District (P): | 8-1 |
| Section 8-1 Intent: | 8-1 |
| Section 8-2 Permitted Uses: | 8-1 |
| Section 8-3 Conditional Uses: | 8-2 |
| Section 8-4 Parking Regulations: | 8-2 |
| Section 8-5 Sign Regulations: | 8-2 |
| Section 8-6 Height, Area and Yard Regulations: | 8-2 |
| Article Nine: Commercial Zoned Districts (C-1:C-4): | 9-1 |
| Section 9-1 Intent: | 9-1 |
| Section 9-2 Commercial Zoned Districts: | 9-1 |
| Section 9-3 Permitted and Conditional Uses: | 9-1 |
| Section 9-4 Intensity of Use: | 9-4 |
| Section 9-5 Height and Yard Regulations: | 9-4 |
| Section 9-6 Development Standards: | 9-4 |
| Section 9-7 Sign Regulations: | 9-6 |
| Section 9-8 Parking Regulations: | 9-6 |
| Section 9-9 Off-Street Loading and Unloading Regulations: | 9-6 |
| Section 9-10 Supplemental Regulations: | 9-6 |
| Section 9-11 Travel Trailer Parks: | 9-6 |

**City of Arkansas City
Zoning Regulations**
TABLE OF CONTENTS

| | |
|--|-------------|
| Article Ten: Central Business District (C-4): | 10-1 |
| Section 10-1 Intent: | 10-1 |
| Section 10-2 Use Regulations: | 10-1 |
| Section 10-3 Parking Regulations: | 10-1 |
| Section 10-4 Height, Area and Yard Regulations: | 10-1 |
| Section 10-5 Sign Regulations: | 10-2 |
| Section 10-6 Window Regulations: | 10-2 |
| Article Eleven: Manufactured Home Subdivision District (MHS): | 11-1 |
| Section 11-1 Intent: | 11-1 |
| Section 11-2 Permitted Uses: | 11-1 |
| Section 11-3 Conditional Uses: | 11-1 |
| Section 11-4 Intensity of Use: | 11-1 |
| Section 11-5 Height Regulations: | 11-1 |
| Section 11-6 Yard Regulations: | 11-2 |
| Section 11-7 Sign Regulations: | 11-2 |
| Section 11-8 Parking Regulations: | 11-2 |
| Section 11-9 Performance Standards: | 11-2 |
| Article Twelve: Elderly Housing Overlay District (EEH-O): | 12-1 |
| Section 12-1 Intent: | 12-1 |
| Section 12-2 Eligibility: | 12-1 |
| Section 12-3 Uses: | 12-1 |
| Section 12-4 Minimum Safety Regulations: | 12-2 |
| Section 12-5 Parking Regulations: | 12-2 |
| Section 12-6 Height, Area and Yard Regulations: | 12-3 |
| Section 12-7 Other Regulations: | 12-3 |
| Article Thirteen: Manufactured Home Park District (MP): | 13-1 |
| Section 13-1 Intent: | 13-1 |
| Section 13-2 Permitted Uses: | 13-1 |
| Section 13-3 Conditional Uses: | 13-1 |
| Section 13-4 Home Occupations: | 13-2 |
| Section 13-5 Accessory Uses: | 13-2 |
| Section 13-6 General Requirements: | 13-2 |
| Section 13-7 Specific Requirements: | 13-2 |
| Section 13-8 Application for Preliminary Approval: | 13-3 |
| Section 13-9 Final Plan: | 13-4 |
| Section 13-10 Deviation from Final Plan: | 13-4 |
| Section 13-11 Discontinuance of Use as a Manufactured Home Park: | 13-4 |
| Section 13-12 Sign Regulations: | 13-5 |
| Section 13-13 Parking Regulations: | 13-5 |
| Section 13-14 Visible Lot Numbers: | 13-5 |

**City of Arkansas City
Zoning Regulations**
TABLE OF CONTENTS

| | |
|--|-------------|
| Article Fourteen: Housing Opportunity Overlay District (HO-O): | 14-1 |
| Section 14-1 Intent: | 14-1 |
| Section 14-2 Uses: | 14-1 |
| Section 14-3 Parking Regulations:..... | 14-1 |
| Section 14-4 Height, Area and Yard Regulations:..... | 14-1 |
| Section 14-5 Additional Incentives: | 14-2 |
| Article Fifteen: Industrial Districts (I-1 and I-2): | 15-1 |
| Section 15-1 Intent: | 15-1 |
| Section 15-2 Permitted and Conditional Uses: | 15-1 |
| Section 15-3 Development Standards: | 15-2 |
| Section 15-4 Height and Yard Regulations: | 15-3 |
| Section 15-5 Sign Regulations: | 15-4 |
| Section 15-6 Parking Regulations: | 15-4 |
| Section 15-7 Screening Requirements: | 15-4 |
| Article Sixteen: Planned Unit Development Overlay District (PUD-O): | 16-1 |
| Section 16-1 Intent: | 16-1 |
| Section 16-2 General Provisions: | 16-1 |
| Section 16-3 Specific Standards and Conditions: | 16-2 |
| Section 16-4 Application Process: | 16-3 |
| Section 16-5 Preliminary Plan: | 16-3 |
| Section 16-6 Final Plan: | 16-4 |
| Section 16-7 Recording: | 16-4 |
| Article Seventeen: College Overlay District (C-O): | 17-1 |
| Section 17-1 Intent: | 17-1 |
| Section 17-2 Permitted Uses: | 17-1 |
| Section 17-3 Conditional Uses: | 17-2 |
| Section 17-4 Intensity of Use:..... | 17-2 |
| Section 17-5 Sign Regulations: | 17-2 |
| Section 17-6 Parking Regulations: | 17-2 |
| Section 17-7 Development Alternatives: | 17-2 |
| Article Eighteen: Mixed Use District (MU): | 18-1 |
| Section 18-1Intent: | 18-1 |
| Section 18-2 Permitted Uses: | 18-1 |
| Section 18-3 Conditional Uses: | 18-1 |
| Section 18-4 Home Occupations: | 18-1 |
| Section 18-5 Accessory Uses:..... | 18-1 |
| Section 18-6 Height & Yard Regulations; Design Standards: | 18-2 |
| Section 18-7 Sign Regulations:..... | 18-3 |
| Section 18-8 Parking Regulations: | 18-3 |
| Section 18-9 Minimum District Size: | 18-3 |

**City of Arkansas City
Zoning Regulations**
TABLE OF CONTENTS

| | |
|---|-------------|
| Article Nineteen: Wind Energy Conversion Systems: | 19-1 |
| Section 19-1 Intent: | 19-1 |
| Section 19-2 Definitions: | 19-1 |
| Section 19-3 Domestic Wind Energy Conversion Systems: | 19-1 |
| Article Twenty: Supplemental District Regulations: | 20-1 |
| Section 20-1 General: | 20-1 |
| Section 20-2 Height and Yard Regulations: | 20-1 |
| Section 20-3 Number of Structures on a Lot: | 20-2 |
| Section 20-4 Corner Visibility: | 20-2 |
| Section 20-5 Screening for Commercial or Industrial-Zoned Property: | 20-2 |
| Section 20-6 Temporary Uses: | 20-3 |
| Section 20-7 Accessory Uses: | 20-3 |
| Section 20-8 Accessory Uses; Additional Requirements in Residential Districts: | 20-8 |
| Section 20-9 Fences: | 20-9 |
| Section 20-10 Residential-Design Manufactured Housing Standards: | 20-10 |
| Section 20-11 Building Setbacks: | 20-11 |
| Section 20-12 Home Occupations: | 20-11 |
| Article Twenty-One: Nonconformities: | 21-1 |
| Section 21-1 General Provisions: | 21-1 |
| Section 21-2 Nonconforming Lots of Record: | 21-1 |
| Section 21-3 Nonconforming Structures: | 21-1 |
| Section 21-4 Nonconforming Uses: | 21-2 |
| Section 21-5 Nonconforming Manufactured Homes: | 21-3 |
| Article Twenty-Two: Off-Street Parking, Loading and Unloading Regulations: | 22-1 |
| Section 22-1 Purpose: | 22-1 |
| Section 22-2 General Provisions: | 22-1 |
| Section 22-3 Layout and Design Requirements: | 22-2 |
| Section 22-4 Permit Required: | 22-3 |
| Section 22-5 Required Parking Spaces: | 22-3 |
| Section 22-6 Exceptions Granted by Board of Zoning Appeals: | 22-5 |
| Section 22-7 Loading and Unloading Space Requirements: | 22-6 |
| Section 22-8 Districts Requiring Loading and Unloading Space: | 22-6 |
| Article Twenty-Three: Telecommunications Towers: | 23-1 |
| Section 23-1 Telecommunications Towers; Permits: | 23-1 |
| Section 23-2 Fencing and Screening: | 23-2 |
| Section 23-3 Setbacks and Landscaping: | 23-2 |
| Section 23-4 Security: | 23-2 |
| Section 23-5 Access: | 23-2 |
| Section 23-6 Maintenance: | 23-2 |
| Section 23-7 Reserved: | 23-2 |
| Section 23-8 Consideration of Conditional Use Permit: | 23-2 |
| Section 23-9 Filing Requirement: | 23-3 |
| Section 23-10 Revocation of Permit: | 23-3 |
| Section 23-11 Reserved: | 23-4 |

**City of Arkansas City
Zoning Regulations**
TABLE OF CONTENTS

| | |
|--|-------------|
| Article Twenty-Three: Telecommunications Towers (continued): | 23-1 |
| Section 23-12 Abandonment of Tower: | 23-4 |
| Article Twenty-Four: Historic Conservation Overlay District (HC-O): | 24-1 |
| Section 24-1 Intent: | 24-1 |
| Section 24-2 Selection Criteria: | 24-1 |
| Section 24-3 Uses: | 24-1 |
| Section 24-4 Establishment of Overlay District: | 24-2 |
| Section 24-5 Procedure: | 24-2 |
| Article Twenty-Five: Planning Commission, Board of Zoning Appeals, Zoning Administrator and Administrative Variances: | 25-1 |
| Section 25-1 Planning Commission Organization and Procedure: | 25-1 |
| Section 25-2 Board of Zoning Appeals Organization and Procedure: | 25-2 |
| Section 25-3 Appeals: | 25-2 |
| Section 25-4 Variances: | 25-2 |
| Section 25-5 Exceptions: | 25-3 |
| Section 25-6 Determinations of Board: | 25-4 |
| Section 25-7 Board Hearings: | 25-4 |
| Section 25-8 Performance Upon Grant of Variance or Exception: | 25-5 |
| Section 25-9 Appeals from Board Decisions: | 25-6 |
| Section 25-10 Administrative Variances: | 25-6 |
| Section 25-11 Zoning Administrator; Powers and Duties: | 25-6 |
| Article Twenty-Six: Amendment Procedures: | 26-1 |
| Section 26-1 General Authority and Procedure: | 26-1 |
| Section 26-2 Conditional Use Permits: | 26-5 |
| Section 26-3 Table of Lesser Change: | 26-6 |
| Section 26-4 Fees for Rezoning and Conditional Use Permits: | 26-6 |
| Article Twenty-Seven: Signs: | 27-1 |
| Section 27-1 General Provisions: | 27-1 |
| Section 27-2 Definitions: | 27-2 |
| Section 27-3 Signs Excluded from Regulations: | 27-4 |
| Section 27-4 Signs Prohibited: | 27-5 |
| Section 27-5 General Sign Regulations: | 27-5 |
| Section 27-6 Residential District R-1: R-3, MHS & MP) Sign Regulations: | 27-6 |
| Section 27-7 Reserved for Future Use: | 27-7 |
| Section 27-8 Agricultural District (A) Sign Regulations: | 27-7 |
| Section 27-9 Public Use (P) Sign Regulations: | 27-7 |
| Section 27-10 Commercial District Sign Regulations: | 27-7 |
| Section 27-11 Mixed Use District Sign Regulations: | 27-9 |
| Section 27-12 Industrial District Sign Regulations: | 27-9 |
| Section 27-13 Billboards/Off-Premises Signs: | 27-9 |
| Section 27-14 Maintenance of Signs: | 27-10 |
| Section 27-15 Unlawful Cutting of Trees or Shrubs: | 27-10 |
| Section 27-16 Sign Variance: | 27-10 |
| Section 27-17 Design Review: | 27-11 |
| Section 27-18 Appendix: | 27-11 |

**City of Arkansas City
Zoning Regulations**
TABLE OF CONTENTS

| | |
|---|-------------|
| Article Twenty-Eight: Floodplain Management: | 28-1 |
| Section 28-1 Incorporation by Reference of Floodplain Management Ordinance: | 28-1 |
| Article Twenty-Nine: Site Plan Review: | 29-1 |
| Section 29-1 Intent: | 29-1 |
| Section 29-2 Applicability: | 29-1 |
| Section 29-3 Authority: | 29-2 |
| Section 29-4 Filing Fee: | 29-2 |
| Section 29-5 Submission Requirements: | 29-2 |
| Section 29-6 Standard of Review: | 29-4 |
| Article Thirty: Enforcement, Violation and Penalty: | 30-1 |
| Section 30-1 Responsibility for Enforcement: | 30-1 |
| Section 30-2 Violations: | 30-1 |
| Section 30-3 Continuing Violations: | 30-2 |
| Section 30-4 Liability: | 30-2 |
| Section 30-5 Remedies and Enforcement Powers: | 30-2 |
| Section 30-6 Enforcement by Others: | 30-3 |
| Section 30-7 Continuation of Previous Enforcement Actions: | 30-3 |
| Section 30-8 Remedies Cumulative: | 30-4 |