

ARTICLE 14

COMMUNITY COLLEGE OVERLAY DISTRICT (C-O)

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SECTION 14-1 INTENT

14-101. It is the intent of the Community College Overlay (C-O) Overlay District to provide for the use of land owned by Fort Scott Community College and used for educational purposes as an overlay district, with the R-3 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 14-701.

SECTION 14-2 PERMITTED USES

14-201. 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 14-3 CONDITIONAL USES

14-301. 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 14-4 INTENSITY OF USE

14-401.

- 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 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 14-5 SIGN REGULATIONS

14-501. Sign regulations for the C-O Overlay District shall be as set out in the master development plan.

SECTION 14-6 PARKING REGULATIONS

14-601. Parking regulations for the C-O Overlay District shall be as set out in the master development plan.

ARTICLE 14-7 DEVELOPMENT ALTERNATIVES

14-701. 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.