

# McALESTEROK

Small Town. Big Frontier.

## Community Development Department

### Request for Written Zoning Verification

This form is provided to verify the current zoning district of a parcel within the incorporated limits of McAlester. This zoning verification will not address development regulations, variances, the status of buildings, or uses on the property. It also cannot certify conformance or nonconformance of existing uses or structures. To obtain a zoning verification, the following form must be completed. Each separate property requires a separate form. When a complete request is received, a minimum processing time of three (3) business days is required. The verification will either be mailed, e-mailed or faxed based on the selected method of delivery.

#### Property Information

Location: Corner of Electric Ave and N. 7th St.  
Legal: Lot 4, Block 32 McAlester Addition & VAC Alley Rd.  
Parcel ID: 610021500  
Property Owner Name(s): Debbie and Derrick Rose

#### Applicant Contact Information

Name: Silvia Ansell  
Company: Oklahoma Land and Home, LLC  
Address: 313 S. 6th St., McAlester, Ok 74501

#### Zoning

Subject to Current Zoning Designation(s), Overlays & the Applicable Zoning Ordinance Section(s):  
C-4 (Se. 62-263),

#### Overlay District (If Applicable)

Verified By: Patti Hobbs

May 20, 2024

- (3) Any public buildings or uses, including fire stations, community buildings, utility buildings, library, auditorium or municipal building.
- (4) Churches, provided they have major street frontage as shown on the major street plan, and meet the minimum lot area requirements as shown in [section 62-259](#)(d)(1)d.
- (c) *Uses permitted after review.* The following uses may be permitted after review by the city planning commission in accordance with the provisions contained in [section 62-129](#):
  - (1) *Multi-family residential (with stipulations).* Any use authorized shall comply with all standards and provisions of the zoning district, unless specifically modified by the provisions below:
    - a. *Multiple-family residential moderate intensity:* A development with between three and eight dwelling units attached in a single structure in any vertical or horizontal arrangement of which is designed to be occupied as a separate residence for one family. Typical uses include a triplex, a fourplex, townhouses and low-rise apartments.
    - b. *Multiple-family residential high intensity:* A development with at least nine dwelling units attached in a single structure in any vertical or horizontal arrangement. Typical uses include high density and high-rise apartments.
    - c. The conditions for approval of multi-family residential as set forth in subsection [62-261](#)(c)(2).
  - (d) *Area regulations.* The following requirements shall apply to all uses permitted. All lots shall comply with the specific lot definition and yard definition found in [section 62-1](#).
    - (1) *Minimum lot area and use intensity.* The following requirements shall apply:
      - a. The minimum lot area for this district shall be no less than 12,000 square feet.
      - b. The minimum lot area for rezoning to a C-4 (restricted commercial district) shall not be less than 50,000 square feet.
      - c. For churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot areas shall be adequate to provide the yard area required in the R-1B district under churches, and the off-street parking areas required in [section 62-469](#).
    - (2) *Minimum lot frontage.* The minimum lot frontage for this district shall be no less than 100 feet.
    - (3) *Maximum percentage of coverage.* Main and accessory buildings shall not cover more than 50 percent of the lot area.
    - (4) *Maximum height.* No building shall exceed 2.5 stories or 35 feet in height, except as provided in [section 62-187](#) and [section 62-189](#).
    - (5) *Front yard setback:* The following requirements shall apply:
      - a. All buildings shall set back from all street right-of-way lines to provide front yard setback no less than 25 feet in depth.
      - b. If and when motor fuel is sold in this district, fuel pumps may not be placed closer than 11 feet to any property line, nor closer than 15 feet to any building.
    - (6) *Side yard setback:* The following requirements shall apply:
      - a. On a side of a lot adjoining a residential dwelling district only, there shall be a side yard setback of no less than one foot per each foot of height, or a minimum of ten feet.
      - b. On a side of a lot adjoining the same commercial district or another commercial district, there shall be no side yard setback required.
      - c. If and when motor fuel is sold in this district, fuel pumps may not be placed closer than 11 feet to any property line, nor closer than 15 feet to any building.
    - (7) *Rear yard setback.* There shall be no rear yard setback requirements except in the following cases: Where a commercial building is to be serviced from the rear, there shall be provided an unobstructed alleyway, rear yard, or combination thereof of no less than 20 feet.
- (e) *Screening requirements.* The following requirements shall apply:
  - (1) In this district, a screening shall be required between any adjacent or adjoining residential district and any area of storage, parking, shipping or receiving of goods; or any other business activity other than pedestrian traffic, as long as said screening does not interfere with the sight triangle clearance requirements at intersections.
  - (2) Where a service area for a building is adjacent to a street, screening shall be required between any area of storage, shipping or receiving of goods or refuse and said adjacent street.
  - (3) Screening shall consist of an opaque (solid) fence or wall no less than five feet high and no more than eight feet high. It shall be maintained in good condition along the lot line. The materials used in the construction of the screening shall be greatly compatible with the same materials used in the construction of the structure itself. Although the material is not required to be identical, the similarity should extend to color, proportion, style, texture, etc., sufficiently so as to be aesthetically compatible in nature.
- (f) *Bulk limitations; floor area ratio.* In no instance shall the total floor space of the structure in a C-4 district exceed the relationship of one to one (i.e., there must be provided one square foot of open space to each square foot of floor space in the structure).
- (g) *Parking requirements.* Parking requirements shall follow those regulations set out in article VI of this chapter.

**Sec. 62-263. - C-4 restricted commercial district.**

<https://library.municode.com/ok/mca/kester/codes>

- (a) *General description.* This commercial district is established for a high grade restricted commercial district removed from the central business district, along a thoroughfare, provided with adequate open space and parking.
- (b) *Uses permitted.* All buildings or uses hereafter established or enlarged shall comply with the conditions and restrictions enumerated below. It is intended that the grouping of buildings and parking areas be designed, insofar as possible, next to adjacent residential areas. In no case shall the permitted uses provide less than the standards outlined within.
- (1) a. Artist supplies and hobby shop.
- b. Bakery.
- c. Barbershop and beauty shop.
- d. Bookstore.
- e. Business college.
- f. Car wash.
- g. Child care center (with stipulations as shown).
- h. Cleaning and dyeing works.
- i. Clothing and wearing apparel shops.
- j. Dairy products store.
- k. Delicatessen.
- l. Department store.
- m. Drugstore.
- n. Financial institutions.
- o. Florist shop.
- p. Fraternal organizations.
- q. Funeral parlor/mortuary.
- r. Gasoline or filling station.
- s. General offices.
- t. Gift shop.
- u. Grocery store.
- v. Hardware store.
- w. Health spa.
- x. Independent living options (retirement centers/elderly complexes).
- y. Jewelry store.
- z. Key shop.
- aa. Lawn mower repair shop.
- bb. Laundry/dry cleaners pickup stations.
- cc. Liquor store.
- dd. Lodge halls.
- ee. Medical/dental clinics.
- ff. Museums.
- gg. Music conservatory.
- hh. New and used automobile sales and/or service.
- ii. Pet stores.
- jj. Professional offices.
- kk. Restaurants.
- ll. Retail furniture store.
- mm. Self-service laundry.
- nn. Sign printing shop.
- oo. Shoe repair shop.
- pp. Small engine repair.
- qq. Sporting goods store.
- rr. Stockbroker.
- ss. Tailor shop.
- tt. Variety store.
- uu. Veterinarian clinic.
- vv. Ambulance operations, office and garage (no mechanical work).
- (2) Accessory buildings and uses customarily incidental to the above uses.