

ORDINANCE NO. 2027-005

**AN ORDINANCE OF THE BOARD OF TRUSTEES FOR THE TOWN OF FORT GIBSON
AMENDING TITLE XV, LAND USAGE, CHAPTER 157, ZONING, SECTION 157.135, C-1
LOCAL COMMERCIAL DISTRICT; AMENDING; AND REPEALING ALL ORDINANCES OR
PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR
SEVERABILITY.**

157.135 C-1 Local Commercial District

**NOW, THEREFORE BE IT ORDAINED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN
OF FORT GIBSON, OKLAHOMA, THAT TITLE XV, LAND USAGE, CHAPTER 157, ZONING,
SECTION 157.135, C-1 LOCAL COMMERCIAL DISTRICT, BE AMENDED AS FOLLOWS:**

Section 1. *Purpose and intent.* The C-1 District is primarily a retail and personal service district supplying the surrounding residential area with convenience goods and services which are normal, everyday necessities and routine purchases. Because these shops and services may be in close proximity with residences or an integral part of a neighborhood, more restrictive requirements for light, air, and open space are made than are provided for in the C-2 General Commercial District. (Prior Code, § 12-9A-1)

Section 2. *Permitted uses.* Property and buildings in the C-1 Local Commercial District shall be used only for the following purposes:

1. Any use permitted in the Central Business District (§ 157.116 of this zoning code);
2. Retail stores and shops supplying the regular and customary needs of the residents of a neighborhood and primarily for their convenience as follows:
 1. Abstract company;
 2. Accountants;
 3. Advertising office;
 4. Antique shop;
 5. Art materials/supply;
 6. Auto service station;
 7. Baby shop;
 8. Bakery;
 9. Bank;
 10. Barbershop;
 11. Book shop;
 12. Cafe;
 13. Camera shop;
 14. Candy store;

15. Catering;
16. Cleaning, pressing, or laundry agency;
17. Collection agency;
18. Commercial school;
19. Consignment shop;
20. Credit union/bureau;
21. Curio or gift shop;
22. Dairy products or ice cream store;
23. Delicatessen;
24. Department store;
25. Dispensary of medical marijuana by a holder of a current state commercial medical marijuana dispensary license and a commercial medical marijuana dispensary permit issued by the town;
26. Drive-in cafe and fountain;
27. Drugstore;
28. Dry goods store;
29. Employment agency;
30. Florist shop;
31. Frozen food locker;
32. Fruit and vegetable stand;
33. Funeral parlor and mortuary;
34. Furniture sales, repair, and upholstery;
35. Grocery or supermarket;
36. Hardware and appliance store;
37. Heating, ventilating, or plumbing supply and sales;
38. Help yourself laundry;
39. Hotel;
40. Insurance office;
41. Jewelry store;
42. Liquor store, retail;
43. Lumber and materials sales yard;
44. Meat market;
45. Medical facility;
46. Messenger and telegraph;
47. Motel;
48. Musical instruments;
49. Newspaper and magazine stand;
50. Office supply store;
51. Optical supplies;
52. Paint and decorating shop;
53. Pet shop;
54. Pharmacy;
55. Propane fill station (maximum storage capacity not to exceed 3,500 gallons);

56. Radio and television sales and service;
57. Resale shop;
58. Restaurant;
59. Restaurants with mixed beverage sales where mixed beverage sales are not the primary function of the establishment;
60. Retail electronic communications sales and service;
61. Sewing machine sales;
62. Shoe repair shop;
63. Small animal hospital;
64. Sporting goods store;
65. Tailor shop;
66. Theater;
67. Toy store;
68. Trust company;
69. Utility office; and
70. Variety store.
71. Upon proper application to the town, certain light manufacturing may be permitted upon approval of the Board of Trustees in an open meeting. Said light manufacturing must be of a nature that would not be offensive or incompatible to the normal uses allowed under C-1 zoning and may be restricted to certain areas within the overall C-1 zoning area of the town;
72. Public garages, provided no gasoline, gas, or similar combustible materials are stored aboveground and new and used automobile repair operations if conducted wholly within a completely enclosed building. Automobiles awaiting repair must be inside the building; except, that no more than two automobiles may be parked on the property outside the building for a period of time not to exceed 30 days; and
73. Upon proper application to the town, auction houses or auction rooms may be permitted upon recommendation by the Planning Commission and approval of the Board of Trustees in an open meeting. Said auction houses or auction rooms must be of a nature that would not be offensive or incompatible to the normal uses allowed under C-1 zoning and may be restricted to certain areas within the overall C-1 zoning area of the town.
3. Nameplates and on-site signs relating to the use of the store and premises or the products sold therein. Lighted signs of the flashing or intermittent type are prohibited; and
4. Accessory buildings and uses customary and incidental to the main use. (Prior Code, § 12-9A-2)

Section 3. *Conditions of uses.*

1. Not more than 40% of the floor area of the main building or use shall be devoted to an accessory use.
2. No goods or materials offered for sale or stored in connection with uses permitted in this district shall be displayed, stockpiled, or stored outside a building.
3. The front or facade of any commercial building constructed within 300 feet either side of South Lee Street, beginning at the intersection with South Avenue, south to U.S. Highway 62, shall have a veneer of masonry, stucco, or manmade equivalent to brick or stone and shall have paved driveway from property line to street. (Prior Code, § 12-9A-3)

Section 4. *Area regulations.*

1. *Front yard.* All buildings shall be set back from the street right-of-way line to provide a front yard of not less than 25 feet;
2. *Side yard.* On the side of a lot abutting a residential district, there shall be a side yard of not less than six feet; and
3. *Rear yard.* There shall be a rear yard of not less than 30 feet, if abutting a residential district, and an easement or alley, service court, rear yard, or a combination thereof of not less than 15 feet, if the building is to be serviced from the rear. (Prior Code, § 12-9A-4)

Section 5. *Uses permissible upon review.*

The following uses may be permitted in the C-1 Local Commercial District upon recommendation by the Planning and Zoning Commission and with the approval of the Town Board of Trustees in accordance with the provisions contained in § 157.188 of this zoning code:

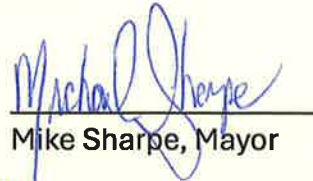
Animal hospital or clinic

Veterinarian

Section 6. Repealer: All ordinances or parts of ordinances in direct conflict herewith are repealed to the extent of the conflict only.

Section 7. Severability: Should any section, subsection, sentence, provision, clause or phrase hereof be held invalid, void or unconstitutional for any reason, such holding shall not render invalid, void or unconstitutional for any other section, subsection, sentence, provision, clause, or phrase of this resolution and the same are deemed severable for this purpose.

PASSED AND APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FORT GIBSON, OKLAHOMA THIS 14th DAY OF SEPTEMBER, 2026.


Mike Sharpe, Mayor

ATTEST: 
Ashlyn Kennedy, Deputy Town Clerk



(Ord. 1997-3-1, passed 3-10-1997; Ord. 1998-1-1, passed 1-12-1998; Ord. 2001-01-02, passed 1-8-2001; Ord. 2002-0009, passed 10-28-2002; Ord. 2018-003, passed 3-26-2018; Ord. 2018-011, passed 10-8-2018; Ord. 2025-013, passed 10-15-2024; **Ord. 2027-001, passed 7-13-2026**) Penalty, see § 157.999

HISTORY

Amended by Ord. 2027-005 on 9/14/2026