



**Legend**  
Zoning 2016

A-R
C-1
C-2
I-1
I-2
M-P
O-1
R-1
R-2
R-3
R-S

Updated 4/13/2016

**LOCATION OF LOT**

Official Copy of the City of El Dorado, Kansas  
Zoning Map 2016

# City of El Dorado, Kansas Zoning Regulations

## Appendix A – Uses by Zoning District

### APPENDIX A – LISTING OF USES BY ZONING DISTRICT

P = Permitted Use

S = Special Use Permit

X = Not Permitted/Not Applicable

USE DESCRIPTION (in alphabetical order)	DISTRICT											SUPPLEMENTARY DISTRICT REGULATIONS
	A R	R S	R 1	R 2	R 3	M P	C 1	C 2	O I	I 1	I 2	
Accessory Apartment	S	S	S	S	S	X	X	X	X	X	X	X
Adult Entertainment Establishment	X	X	X	X	X	X	P	X	X	P	X	Article 6.21
Agricultural Use - Crops	P	S	S	S	S	S	S	S	S	S	S	X
Agricultural Use - Livestock	S	X	X	X	X	X	X	X	X	X	X	X
Airport or Airstrip	S	S	X	X	X	X	X	X	X	S	S	X
Banking - Drive-Through	X	X	X	X	X	X	P	S	P	S	X	X
Bed and Breakfast	S	S	S	S	S	X	X	X	X	X	X	X
Body Art Studio	X	X	X	X	X	X	S	S	S	P	X	Article 6.15
Business Support Services	X	X	X	X	X	X	P	P	P	P	X	X
Campground	S	S	X	X	X	S	S	X	X	X	X	X
Car Wash	X	X	X	X	X	X	P	X	X	P	P	Article 6.17
Cemeteries and Mausoleums	S	S	X	X	X	X	S	X	X	X	X	X
Condominium	X	X	X	P	P	X	X	S	X	X	X	X
Convenience Store	X	X	X	X	X	X	P	S	S	P	X	X
Correctional Institution	X	X	X	X	X	X	S	X	X	S	X	X
Dance/Entertainment Club	X	X	X	X	X	X	P	P	P	S	X	X
Day Care Center	X	X	X	X	X	X	P	S	P	X	X	X
Day Care, Church	X	S	S	S	S	S	S	S	S	X	X	X
Day Care Home*	P	P	P	P	P	S	X	X	X	X	X	X
Day Care Nursery*	P	P	P	P	P	S	X	X	X	X	X	X
Dwelling, Multiple-family	X	X	X	X	P	X	X	X	X	X	X	X
Dwelling, Single-family	P	P	P	P	P	P	X	X	X	X	X	X
Dwelling, Two-family	X	X	X	P	P	X	X	X	S	X	X	X
Educational Centers, Parks and Gardens	S	S	X	X	X	X	S	S	S	X	X	X
Educational Institutions	S	S	S	S	S	S	S	X	S	X	X	X
Equipment Rental, General	X	X	X	X	X	X	P	S	S	P	P	X
Equipment Rental, Heavy	X	X	X	X	X	X	S	X	X	P	P	X
Equipment Storage Yard	X	X	X	X	X	X	S	X	X	P	P	X
Farmer's Market	S	X	X	X	X	X	P	P	P	S	S	X
Funeral Home	X	X	X	X	X	X	P	S	S	X	X	X
Gas and Fuel Storage	X	X	X	X	X	X	X	X	X	S	P	X
Gas Service Station	X	X	X	X	X	X	P	S	S	P	P	X
Golf Courses and Country Clubs	S	P	P	P	P	X	X	X	X	X	X	X
Grain Storage	S	X	X	X	X	X	X	X	S	P	P	X
Group Home	P	P	P	P	P	P	X	X	X	X	X	X

\* Allowed only in single-family and two-family residential dwellings.

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	A R	R S	R 1	R 2	R 3	M P	C 1	C 2	O I	I 1	I 2	
Hair and Beauty Services	X	X	X	X	X	X	P	P	S	X	X	X
Health/Sports Club	X	X	X	X	X	X	P	S	S	S	S	X
Home Improvement Center	X	X	X	X	X	X	S	X	S	S	X	X
Hospital	X	X	X	X	X	X	S	S	S	X	X	X
Hotel, Motel or Tourist Court	X	X	X	X	X	X	P	S	P	X	X	X
Kennel	S	S	X	X	X	X	X	X	X	S	S	X
Lodging or Boarding House	X	X	X	S	S	X	X	S	X	X	X	X
Manufacturing, General	X	X	X	X	X	X	X	X	S	P	P	X
Manufacturing, Limited	X	X	X	X	X	X	S	S	S	P	P	X
Manufacturing, Processing	X	X	X	X	X	X	X	X	X	S	P	X
Manufactured Home	S	S	X	X	X	P	X	X	X	X	X	X
Manufactured Home Park	X	X	X	X	X	P	X	X	X	X	X	X
Manufactured Home, Residential-Design	P	P	P	P	P	P	X	X	X	X	X	X
Medical Clinic	X	X	X	X	X	X	P	P	P	X	X	X
Microbrewery	X	X	X	X	X	X	S	P	S	X	X	X
Mining or Quarrying	X	X	X	X	X	X	X	X	X	X	S	X
Mobile Home	S	S	X	X	X	S	X	X	X	X	X	X
Modular Home	P	P	P	P	P	P	X	X	X	X	X	X
Motion Picture Theater	X	X	X	X	X	X	P	S	X	X	X	X
Motor Freight Terminal	X	X	X	X	X	X	X	X	S	P	P	X
Museums, Studios and Galleries	X	X	X	X	X	X	P	P	P	X	X	X
Nursery and Garden Centers	P	S	X	X	X	X	S	X	X	S	X	X
Nursing or Convalescent Home	X	X	X	X	S	X	S	S	S	X	X	X
Oil or Gas Extraction	S	X	X	X	X	X	X	X	X	S	S	X
Parks and Recreation	P	P	P	P	P	P	P	P	P	X	X	X
Passenger Transportation Services	X	X	X	X	X	X	S	S	S	P	P	X
Personal Services	X	X	X	X	X	X	P	P	P	X	X	X
Pipelines	X	X	X	X	X	X	S	X	X	P	P	X
Post Office	X	X	X	X	X	X	P	P	P	X	X	X
Private Club	X	X	X	X	X	X	P	P	P	X	X	X
Professional or Government Office	X	X	X	X	X	X	P	P	P	S	X	X
Public Assembly Venue	X	X	S	S	S	X	P	S	S	X	X	X
Public Safety	X	X	X	X	X	X	P	P	P	S	S	X
Public Utility, Major	X	X	X	X	X	X	S	X	X	P	P	X
Recreation and Entertainment, Indoor	X	X	X	X	X	X	P	S	S	X	X	X

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Recreation and Entertainment, Outdoor	S	X	X	X	X	X	S	X	S	S	S	X	
Recycling Processing Center	X	X	X	X	X	X	X	X	X	P	P	X	
Recycling/Refuse Collection and Transfer	X	X	X	X	X	X	S	X	S	P	P	X	
Restaurant	X	X	X	X	X	X	P	P	S	X	X	X	
Restaurant - Drive-Through	X	X	X	X	X	X	P	P	X	X	X	Article 6.16	
Retail, General	X	X	X	X	X	X	P	P	P	S	X	X	
Retail, Malls and Supercenters	X	X	X	X	X	X	S	X	X	S	X	X	
Salvage Yard	X	X	X	X	X	X	X	X	X	X	S	Article 6.20	
Sanitary Landfill	X	X	X	X	X	X	X	X	X	X	S	X	
Self Storage Facility	X	X	X	X	X	X	P	S	S	P	P	X	
Special Trade and Building Services	X	X	X	X	X	X	P	S	P	P	P	X	
Sports Arenas and Stadiums	X	X	X	X	X	X	S	S	S	X	X	X	
Tavern, Bar or Night Club	X	X	X	X	X	X	P	P	P	X	X	X	
Townhouse <sup>1</sup>	X	X	X	X	P	X	X	X	P	X	X	X	
Truck Stop/Truck Wash	X	X	X	X	X	X	S	X	S	S	P	Article 6.18	
Urban or Loft Apartment	X	X	X	X	P	X	S	P	X	X	X	X	
Vehicle and Equipment Sales	X	X	X	X	X	X	P	X	X	S	X	Article 6.19	
Vehicle Repair, Limited	X	X	X	X	X	X	P	S	S	P	P	X	
Vehicle Repair, Major	X	X	X	X	X	X	S	X	X	P	P	X	
Vehicle Storage Yard	X	X	X	X	X	X	S	X	X	P	P	X	
Veterinary Services, Large Animal	P	X	X	X	X	X	X	X	X	S	X	X	
Veterinary Services, Small Animal	X	X	X	X	X	X	P	P	P	X	X	X	
Warehousing and Wholesaling	X	X	X	X	X	X	X	X	S	P	P	X	
Wireless Communication Facility <sup>2</sup>	-	-	-	-	-	-	+	-	-	-	-	Article 6.14	
On existing structures <sup>3</sup>	P	P	P	P	P	X	P	P	P	P	P	Article 6.14	
Modification/replacement of existing <sup>4</sup>	P	P	P	P	P	P	P	P	P	P	P	Article 6.14	
Disguised, ground-mounted	S	S	S	S	S	S	S	X	S	P	P	Article 6.14	
Undisguised monopole	S	S	S	S	S	S	S	X	S	P	P	Article 6.14	
Undisguised, ground mounted (other than monopole)	X	X	X	X	X	X	X	X	X	P	P	Article 6.14	

<sup>1</sup>Permitted in indicated districts only with associated "T-H Townhouse Overlay District."

<sup>2</sup>Subject to regulation under Article 6.14 of these regulations.

<sup>3</sup>Not permitted on single-family or two-family residential dwellings.

<sup>4</sup>Includes height extensions of up to 25 percent above original height, if otherwise allowed.