

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 ¹	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 ²	-	-	-	-	-	-	-	-	-	-	-	Article 6.14
On existing structures ³	P	P	P	P	P	X	P	P	P	P	P	Article 6.14
Modification/replacement of existing ⁴	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

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

²Subject to regulation under Article 6.14 of these regulations.

³Not permitted on single-family or two-family residential dwellings.

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