

ARTICLE 4. ZONING DISTRICTS

100 Permitted Uses in All Districts.

- A. Off-street parking and loading as required by Article 5.
- B. Accessory and temporary uses and home occupations as permitted by Article 6.
- C. Signs as permitted by Article 7.

101 R-1 Single-Family Residential District. This district is established for the purpose of medium density single-family dwelling use and to allow certain community facilities. It is intended that no uses be permitted in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order or general welfare of persons residing therein. Regulations are intended to control density of population and to provide adequate open space around buildings and structures to accomplish these purposes.

A. Permitted Uses.

- 1. Single-Family detached dwellings, residential-design manufactured homes which were not manufactured more than 10 years prior to application for a zoning permit and group homes as defined by Section 2-102. (See Section 2-102 for definition of Residential-Design Manufactured Home.)
- 2. Churches and similar places of worship and parish houses.
- 3. Golf courses, including accessory club houses, but not driving ranges and miniature golf courses operated for commercial purposes.
- 4. Public and private schools: educational buildings for primary, intermediate and secondary schools including administrative centers, transportation centers, recreation areas, spectator sports facilities and the like. All such uses must be located on land which is properly platted.

B. Special Uses.

- 1. Public buildings erected or land used by any agency of the City, or a township, county or state government.
- 2. Cemeteries, private or public.
- 3. Community building, private.
- 4. Senior citizen centers.

5. Museums and libraries, private.
6. Public and private utility uses as follows: electric and telephone substations; gas regulator stations; pumping stations; and water towers and standpipes.

C. Conditional Uses.

1. Two-family dwellings.
2. Adult and child care centers and preschools.
3. Adult Care Homes for five or more adults.
4. Bed and breakfast homes.
5. Earth-sheltered dwellings, provided that the design is compatible with adjacent properties including such items as drainage, parking and accessory structures.
6. Swimming, tennis, racquetball and similar recreational club activities and related clubhouses.

D. Lot Size Requirements.

1. Minimum lot area:
 - a. Dwellings permitted by Section 4-101A1: 9,500 square feet.
 - b. Two-family dwellings: 10,000 square feet.
 - c. All other permitted uses: 10,000 square feet.
2. Minimum lot width:
 - a. Dwellings permitted by Section 4-101A1: 75 feet.
 - b. Two-family dwellings: 80 feet.
 - c. All other permitted uses: 80 feet.
3. Minimum lot depth: 100 feet.

E. Bulk Regulations.

1. Maximum structure height: 35 feet.
2. Yard requirements:
 - a. Minimum front yard: 25 feet on all sides abutting a street, except that on corner lots where the street right-of-way is at

least 60 feet wide, one of the yards may be reduced to 15 feet; however, 20 feet shall still be required for yards with access to a garage.

b. Minimum side yard: 8 feet.

c. Minimum rear yard: 30 feet.

3. Maximum lot coverage: 30%

F. Use limitations.

1. No outdoor storage shall be permitted as defined by Section 2-102.

102 **R-2 Multiple-Family Residential District.** This district is established to permit various types of low density multiple-family dwelling units with compatible community facilities and certain special and conditional uses, yet retain a basic residential quality. It is not intended generally for single-family type use, except as incidental to the area.

A. Permitted Uses.

1. Any permitted uses allowed in the R-1 Residential District.
2. Single-family attached, not exceeding two, and two-family dwellings.
3. Multiple-family dwellings.
4. Adult and child care centers and preschools.
5. Boarding or rooming houses.

B. Special Uses.

1. Any special uses allowed in the R-1 Residential District except cemeteries.
2. Hospitals and medical, dental and health clinics.
3. Multiple dwelling units for the elderly and handicapped whereby density and parking requirements may be varied from the standards otherwise required by these regulations.
4. Nursing and convalescent homes, retirement centers and assisted living facilities.
5. Rehabilitation houses and residential centers.
6. Public and private utility uses as follows: electric and telephone substations; gas regulator stations; pumping stations; and water towers and standpipes.

C. Conditional Uses.

1. Bed and breakfast homes.
2. Swimming, tennis, racquetball and similar recreational club activities and related clubhouses.

D. Lot Size Requirements.

1. Minimum lot area:
 - a. Dwellings permitted by Section 4-102A1: 7,500 square feet.

- b. Single-family attached and two-family dwellings: 8,000 square feet.
 - c. Multiple-family attached dwelling units: 3,000 square feet per dwelling unit, but no zoning lot shall be less than 10,000 square feet.
 - d. All other permitted uses: 8,000 square feet.
2. Minimum lot width:
- a. Dwellings permitted by Section 4-102A1: 65 feet.
 - b. Two-family dwellings: 70 feet.
 - c. Multiple-family dwellings: 80 feet.
 - d. All other permitted uses: 70 feet.
3. Minimum lot depth: 90 feet.

E. Bulk Regulations.

1. Maximum structure height: 35 feet.
2. Yard requirements:
- a. Minimum front yard: 25 feet on all sides abutting a street.
 - b. Minimum side yard:
 - (1) Dwellings permitted by Section 4-102A1: 7 feet.
 - (2) Single-family attached and two-family dwellings: 6 feet on each side, except for the common lot line of an attached dwelling.* (See Section 2-102 for definition of dwelling, attached.)
 - (3) Multiple-family dwellings: 5 feet.
 - (4) All other permitted uses: 7 feet.
 - c. Minimum rear yard: 20 feet.
3. Maximum lot coverage: 45%.

F. Use limitations.

1. No outdoor storage shall be permitted as defined by Section 2-102.

* See City Subdivision Regulations for procedures for approval of lot splits.

103 MH-1 Manufactured Home Park District. This district is established to provide for new our the expansion of medium density manufactured home parks. Such homes will not be allowed on individually owned zoning lots; however, homes may occupy space for rent and no more than 20% of the spaces may be occupied by homes for rent. Parks may be further governed by a City Manufactured/Mobile Home Park and Trailer Camp Regulations.

A. Permitted Uses.

1. Manufactured home parks with all types of manufactured homes which were not manufactured more than 10 years prior to application for a zoning permit and including related facilities for the residents, such as:
 - a. Child care centers and preschools and day care homes.
 - b. Recreational facilities such as playgrounds, swimming pools, tennis courts, shuffleboards, ball fields and lakes providing boating and fishing.
 - c. Recreation or community buildings, washrooms, rest rooms, laundry facilities, storm shelters, outdoor storage areas for vehicles and offices for the park.

B. Special Uses. None.

C. Conditional Uses. Campgrounds. (See Section 2-102 for definition of campground.)

D. Lot Size Requirements for Parks.

1. Minimum lot area: Two acres (87,120 square feet).
2. Minimum lot width: 150 feet.
3. Minimum lot depth. None.

E. Bulk Regulations for Parks.

1. Maximum structure height: 35 feet.
2. Yard requirements:
 - a. Minimum front yard: 25 feet on all sides abutting a street.
 - b. Minimum side yard: 15 feet, unless otherwise established by the standards of Section 4-103F.
 - c. Minimum rear yard: 15 feet, unless otherwise established by the standards of Section 4-103F.
 - d. Maximum lot density: Seven homes per gross acre.

F. Standards for Parks. Each park shall be designed so as to comply with the following standards:

1. The applicant for a new or for the expansion portion of an existing park shall submit an application for rezoning accompanied by a development plan and shall present three copies of the plan for review by the Planning Commission and approval by the Governing Body. The plan shall show topography and the location and size of:
 - a. Spaces for homes;
 - b. Service buildings;
 - c. Off-street parking areas;
 - d. Electrical outlets;
 - e. Water lines and outlets;
 - f. Sewer lines and outlets;
 - g. Recreational areas;
 - h. Landscaped areas and walls or fences;
 - i. Driveways;
 - j. Sidewalks; and
 - k. Storm water drainage.
2. The park shall be located on a well-drained site which is properly graded to insure rapid drainage and freedom from stagnant pools of water.
3. The park shall provide spaces which shall be clearly delineated. No single space shall contain less than 4,000 square feet nor have a width less than 40 feet. Each space shall provide for at least two on-site parking spaces.
4. Homes shall be located so that there is at least a 20-foot clearance between homes; provided, however, with respect to homes parked end-to-end, the clearance shall not be less than 10 feet. No home shall be located less than 5 feet from the interior driveway of the park.
5. All spaces shall abut on an interior driveway that is not less than 30 feet in width. Such driveways shall have unobstructed access to a public street and shall as a minimum standard have a graveled surface which is well-maintained and adequately lighted.
6. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any property located in any other residential district.
7. Each park is encouraged to layout at least 10% of its net area to provide for the recreational use and enjoyment of the occupants of the park. Required perimeter yards and vehicular driveways shall not be counted in computing such areas.

8. Park owners are encouraged to provide a landscaped buffer area and a storm shelter for the residents. Unless otherwise buffered, a solid fence not less than six feet high shall be required to provide proper screening for adjacent existing and potential land uses and for privacy and protection in the park.
 9. All electric distribution systems, plumbing systems and telephone service systems to each space, except outlets and risers, shall be underground. At least one 120 volt electrical service outlet and one 240 volt outlet shall be provided.
 10. All spaces shall be provided with both public sewerage and water supply and no on-site facilities are permitted.
 11. In all other respects, parks shall comply with all of the applicable statutes of the State of Kansas including the requirements for tie-downs and all applicable ordinances and regulations of the City including building codes; however, the latter do not apply to the actual construction of any type of manufactured or mobile home.
- G. Unused Mobile Home Park. Whenever a property, zoned for the MH-1 District ceases to be used for such purposes for a period of two years, the City may initiate an application to rezone such property to some other district compatible with the neighborhood area.

104 B-1 General Business District. This district is established to group the main retail merchandising activities into a concentrated area serving the general shopping needs of the City and its trade area. The grouping of related activities which are compatible is intended to strengthen the central business district. Existing business not in the central business district and some manufacturing firms are included in the district.

A. Permitted Uses.

1. Animal hospitals and clinics limited to the care, treatment and grooming of small animals, where all activities take place within a completely enclosed building.
2. Antique and gift shops and florists.
3. Assembly places both private and public, and fraternal and service clubs.
4. Bakeries, including retail and wholesale sales.
5. Business, professional and public offices and financial institutions, including drive-up windows.
6. Bus stations and taxi stands.
7. Establishments employing not more than five persons in construction businesses such as plumbing, heating, air conditioning and electrical work, but not woodwork such as millwork. (See Section 4-104F for outdoor storage.)
8. Hotels, motels and bed and breakfast homes and inns.
9. Laundries and dry cleaning establishments, including self-service.
10. Multiple-family dwelling units constructed in conjunction with and above the first floor of business establishments.
11. Newspaper, publishing and printing firms.
12. Parking lots or parking garages.
13. Restaurants, but not drive-ins.
14. Retail businesses. (See Section 2-102 for definition of retail.)
15. Second-hand stores.
16. Service businesses such as repairing watches, jewelry, shoes, office machines and appliances; dress making and tailor shops; barber and beauty shops; locksmiths; and the like.
17. Studios: art, music, dance, photographic and radio or television broadcasting.

B. Special Uses.

1. Public buildings erected or land used by any agency of the City, or a township, county or state government.
2. Churches and similar places of worship.
3. Funeral homes and mortuaries including live-in facilities.
4. Mini-storage facilities for inside rental storage only.
5. Private clubs and taverns.
6. Technical and business schools.
7. Theaters, except drive-in type.
8. Shops employing not more than five persons for manufacturing purposes where additional on-site parking and unloading space may be required.
9. Utility substations, pumping stations and water towers, publicly and privately owned. (See Section 3-103G for lot size and bulk regulations.)
10. Other special uses not specifically listed as a permitted, special or conditional use, but which are in keeping with the intent of Section 4-104 and compatible with the uses permitted in Section 4-104A.

C. Conditional Uses.

1. Auction houses.
2. Automobile service stations and sale of gasoline at convenience stores.
3. Car washes.
4. Commercial recreational activities, indoor only.
5. Garages. (See Section 2-102 for definition of garage.)
6. Wholesale and inventory storage not otherwise related to the principal use of the premises.

D. Lot Size requirements.

1. Minimum lot area: None.
2. Minimum lot width: 20 feet.
3. Minimum lot depth: 50 feet.

E. Bulk Regulations.

1. Maximum structure height: 45 feet.
2. Yard requirements:
 - a. Minimum front yard: None, except that when land is separate from the recognized contiguous central business district 35 feet is required.
 - b. Minimum side yard: None, but if there is one provided, it shall not be less than 5 feet.
 - c. Minimum rear yard: None, but if there is one provided, it shall not be less than 10 feet.
3. Maximum lot coverage: A building, structure or use may occupy all that portion of the lot not otherwise required for the yard regulations.

F. Use Limitations.

1. All business, servicing, storage and display of goods; except for parking lots and small recycling collection centers, shall be conducted within completely enclosed structures, unless approved as a conditional use by the Board of Zoning Appeals or as part of an application for a special or other conditional use.
2. All permitted, special and conditional uses separately located outside the contiguous central business district shall have on-site parking and loading space according to standards established in Article 5.

105 **I-1 Industrial District.** This district is designed for light industrial uses which do not require large amounts of land; generate modest amounts of traffic; are consistent with the capacity and availability of public and private services; create limited environmental problems in the way of odor, smoke, dust, glare, vibration or sounds; and do not permit the intermixing of residential uses.

A. Permitted Uses.

1. Agricultural feed, grain and fertilizer mixing, storage and sales.
2. Agricultural equipment sales, repairs and storage.
3. Assembly, manufacture or repair of electrical and mechanical appliances, instruments and the like.
4. Building material production, storage and sales including manufactured housing and lumberyards.
5. Clothing and textile manufacturers.
6. Construction equipment distribution, repair, storage and sales.
7. Construction contractor's offices, including equipment and storage area.
8. Food manufacture, distribution and storage.
9. Furniture manufacture and repair.
10. Garages.
11. Greenhouses and hydroponic farming.
12. Laundry, dry cleaning and dyeing works.
13. Manufactured products such as: bags, brooms, concrete products, jewelry, paper goods, pharmaceutical products, plastics, sporting and office equipment, and the like.
14. Metal fabrication and assembly.
15. Printing and publishing companies.
16. Research laboratories.
17. Sale lots for new and used cars, vans, small trucks and recreational vehicles.
18. Sign shops and service.
19. Transportation firms including vehicle storage areas.

20. Utility substations and water towers.
21. Wholesale businesses and storage warehouses and mini-storage facilities, including indoor and outdoor storage.

B. Uses Not Permitted.

1. Acid manufacture.
2. Cement, lime, gypsum or plaster of Paris manufacture.
3. Creosote or tar treatment.
4. Distillation of bones.
5. Explosives manufacture or storage, including fireworks.
6. Fat rendering.
7. Fertilizer manufacture.
8. Garbage, offal or dead animal incineration or reduction.
9. Glue or soap manufacture.
10. Petroleum processing and refining.
11. Primary smelting of base metals from ore.
12. Stockyards or slaughterhouses.
13. Tanning, curing or storage of rawhides or skins.

C. Special Uses.

1. Public buildings erected or land used by any agency of the City, or a township, county or state government.
2. Bulk storage for retail or wholesale distribution and not used as an accessory part of a normal manufacturing process of such items as anhydrous ammonia and other products which may be considered as highly explosive, combustible or of a volatile nature.
3. Recycling processing centers. (See Section 2-102 for definition.)
4. Salvage yards. (See Section 2-102 for definition.)
5. Public and private hazardous waste facilities. (See Section 2-102 for definition.)

6. Other uses not specifically listed above as a permitted, special or other conditional use, but which in the opinion of the Board of Zoning Appeals are in keeping with the intent of Section 4-105 and compatible with the uses permitted in Section 4-105A. Such other uses may also include retail and service businesses which provide a particular direct service to the industrial uses or serve as a convenience to the employees thereof.

D. Conditional Use.

1. Asphalt and concrete mixing plants.
2. Dog kennels, including outside runs.
3. Large recycling collection centers. (See Section 2-102 for definition.)

E. Lot Size Requirements.

1. Minimum lot area: 10,000 square feet.
2. Minimum lot width: 80 feet.
3. Minimum lot depth: 100 feet.

F. Bulk Regulations.

1. Maximum structure height: 45 feet exclusive of grain elevators.
2. Yard requirements:
 - a. Minimum front yard: 25 feet on all sides abutting a street.
 - b. Minimum side yard: No minimum requirement, but if a side yard is provided, it shall be not less than 10 feet.
 - c. Minimum rear yard: No minimum requirement, but if a rear yard is provided, it shall be not less than 10 feet.
3. Maximum lot coverage: 75%.

G. Use Limitations.

1. No new building shall be used for residential purposes except that a watchman or custodian may reside on the premises inside an industrial use structure or in a manufactured or mobile home.
2. Outdoor operations, display and storage is permitted which is related activity to the principal use; except that only parking and display areas for new products are permitted in the minimum front yard setback.
3. There shall be no emission of dust, noise, odor or vibration which shall be detectable as a nuisance beyond the lot line.