

ARTICLE 4 – GENERAL PROVISIONS

1. Jurisdictional Area: The provisions of these regulations shall apply to all structures and land in the incorporated area of the City of El Dorado, Kansas. The jurisdictional area shall be shown on the Official Zoning District Map.

2. Establishment of Districts: The jurisdictional area is hereby divided into twelve zoning districts which are designated as follows:
 - “A-R” Agriculture-Residential District
 - “R-S” Residential Suburban District
 - “R-1” Residential - Low Density District
 - “R-2” Residential - Medium Density District
 - “R-3” Multiple-Family Dwelling District
 - “M-P” Manufactured Home Park Residential District
 - “C-1” Business - General District
 - “C-2” Business - Central District
 - “O-I” Office-Institutional District
 - “I-1” Industrial - Light District
 - “I-2” Industrial - Heavy District
 - “P-D” Planned Development Overlay District
 - “T-H” Townhouse Overlay District

3. Zoning District Map: The boundaries of the districts are shown on the Official Zoning District Map which is filed in the office of the City Clerk. Each of the said zoning maps, with all notations, references, and other information shown thereon, is as much a part of these zoning regulations as if such notations, references, and other information were specifically set forth herein. Such map shall be marked, “Official Copy of City of El Dorado, Kansas Zoning Map 2001.”

4. Rules Where Uncertainty May Arise: Where uncertainty exists with respect to the boundaries of the various districts as shown on the Official Zoning District Maps, incorporated herein, the following rules apply:
 - A. The district boundaries are the centerlines of streets, alleys, waterways, and railroad rights-of-way, unless otherwise indicated; and where the designation of a boundary line on the zoning map coincides with the location of a street, alley, waterway, or railroad right-of-way, the centerline of such street, alley, waterway or railroad right-of-way shall be construed to be the boundary line of such district.

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- B. Where the district boundaries do not coincide with the location of streets, waterways, or railroad rights-of-way but do coincide with lot lines, such lot lines shall be construed to be the boundary of such district.
 - C. Where none of the above rules apply, the district boundaries shall be determined by the use of the scale shown on the zoning map.
5. Exemptions: The following structures and uses shall be exempt from the provisions of these regulations:
- A. Poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves, or other similar equipment for the distribution to consumers of telephone or other communications, electricity, gas, or water, or the collection of sewage or surface water operated or maintained by a public utility but not including substations located on or above the surface of the ground.
 - B. Railroad tracks, signals, bridges, and similar facilities and equipment located on a railroad right-of-way, and maintenance and repair work on such facilities and equipment.
 - C. Agriculture as defined by these regulations. In the event that any structure or land ceases to be used only for agriculture, then such structure or land shall be subject to the applicable regulations of these regulations.
 - D. Retaining walls on public property.
 - E. Public signs.
6. Application of Regulations: The following general requirements shall apply to all zoning districts: No structure or land shall hereafter be used or occupied, and no structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with these regulations.
7. Annexed Land: All land which may hereinafter be annexed to the City of El Dorado shall be classified R-1, Residential-Low Density District, and shall be re-classified only after a public hearing by the Planning Commission and recommendation to the Governing Body as provided in these regulations for zoning district amendments. The public hearing by the Planning Commission to adopt a recommendation may be held prior to annexation of the subject parcel of land to the City.