

ARTICLE XIII DISTRICT REGULATIONS

XIII.1 AG Agricultural

A. Intent Statement

These districts are composed primarily of areas at the edges of the developed urban area occupied by or suitable for agriculture and land uses commonly associated with agriculture. They are designed to protect agriculture from premature or disorderly intrusion by more urban land uses, and as a holding zone for properties where more intense urban development is not yet feasible. The district regulations are designed to conserve our area agriculture, and to protect agricultural areas from untimely and incompatible land use encroachment. Regulations controlling lot sizes and other dimensional standards are designed to provide for economically productive agriculture. Residential development on very large lots is permissible with the acknowledgement that urban services such as water and sewerage may not be available in the foreseeable future. The AG district allows as special exceptions certain uses which with proper safeguards will not interfere with the primarily agricultural uses.

B. Permitted and Conditional Uses

Land in the AG zoning district shall be developed and used only for the permitted or conditional uses indicated in the AG column of the Table of Permitted and Conditional Uses (Section XIII.11) of this Ordinance.

C. Dimensional Standards

Land in the AG zoning district shall be developed and used only in compliance with the lot area, lot width, front setback, side setback, rear setback, lot coverage, and structural height standards indicated in the AG section of the Table of Dimensional Requirements (Section XIII.12) of this Ordinance.

D. Landscaping and Buffer Standards

Landscaping and buffers shall be provided in accordance with Article IV of this Ordinance.

E. Parking and Loading Standards

Off-street parking and loading areas shall be provided in accordance with Article V of this Ordinance.

F. Sign Standards

Signs shall be permitted as regulated by Article VI of this Ordinance.

XIII.2 R-S Residential Suburban

A. Intent Statement

These districts are composed primarily of areas occupied by or suitable for single family dwellings on quite large lots, resulting in very low density residential neighborhoods. The district regulations are designed to protect the very low density residential character by prohibiting higher density residential and commercial activities, and to encourage a suitable environment for household life. Acknowledging the semi-rural character, limited non-commercial animal husbandry and associated agricultural accessory structures may be permitted. R-S areas are not likely to receive sanitary sewers and other urban services at the time of development. Non-residential uses allowed as of right or as special exceptions are limited to public and semi-public uses which support large lot single family neighborhoods, and only when proper safeguards are in place to assure compatibility with general intent of the district.

B. Permitted and Conditional Uses

Land in the R-S zoning district shall be developed and used only for the permitted or conditional uses indicated in the R-S column of the Table of Permitted and Conditional Uses (Section XIII.11) of this Ordinance.

- C. **Dimensional Standards**
Land in the R-S zoning district shall be developed and used only in compliance with the lot area, lot width, front setback, side setback, rear setback, lot coverage, and structural height standards indicated in the R-S section of the Table of Dimensional Requirements (Section XIII.12) of this Ordinance.
- D. **Landscaping and Buffer Standards**
Landscaping and buffers shall be provided in accordance with Article IV of this Ordinance.
- E. **Parking and Loading Standards**
Off-street parking and loading areas shall be provided in accordance with Article V of this Ordinance.
- F. **Sign Standards**
Signs shall be permitted as regulated by Article VI of this Ordinance.

XIII.3 R-1 Residential Low Density

- A. **Intent Statement**
These districts are composed primarily of areas occupied by or suitable for one-family dwellings at a low density. The district regulations are designed to protect the residential character of the districts by limiting higher density residential and commercial activities, to encourage a suitable environment for household life, to prevent overcrowding of the land by requiring certain minimum yards and other open spaces, and to avoid excessive population density by requiring certain minimum building site areas for each dwelling unit. Non-residential uses allowed as of right or as a special exception are limited to public and semi-public uses which support primarily single family neighborhoods, and only when proper safeguards are in place to assure compatibility with the general intent of the district. Higher density housing may be permitted as a special exception to encourage investment and growth in these areas, with standards to assure neighborhood compatibility.
- B. **Permitted and Conditional Uses**
Land in the R-1 zoning district shall be developed and used only for the permitted or conditional uses indicated in the R-1 column of the Table of Permitted and Conditional Uses (Section XIII.11) of this Ordinance.
- C. **Dimensional Standards**
Land in the R-1 zoning district shall be developed and used only in compliance with the lot area, lot width, front setback, side setback, rear setback, lot coverage, and structural height standards indicated in the R-1 section of the Table of Dimensional Requirements (Section XIII.12) of this Ordinance.
- D. **Landscaping and Buffer Standards**
Landscaping and buffers shall be provided in accordance with Article IV of this Ordinance.
- E. **Parking and Loading Standards**
Off-street parking and loading areas shall be provided in accordance with Article V of this Ordinance.
- F. **Sign Standards**
Signs shall be permitted as regulated by Article VI of this Ordinance.

XIII.4 R-2 Residential Medium Density

A. Intent Statement

These districts are composed primarily of areas occupied by or suitable for single family dwellings at a slightly higher density than the R-1 districts. While new development may take advantage of the R-2 standards, the provisions are principally designed to protect and preserve existing medium density, primarily single family, neighborhoods by limiting higher density residential and commercial activities, to encourage a suitable environment for household life, to prevent overcrowding of the land by requiring certain minimum yards and other open spaces, and to avoid excessive population density by requiring certain minimum building site areas for each dwelling unit. New development is encouraged to replace older housing stock and on vacant tracts within existing neighborhoods. Non-residential uses may be permitted which support the primarily single family neighborhood with proper safeguards to assure compatibility with the general intent of the district. Higher density housing may be permitted as a special exception to encourage investment and growth in these areas, with standards to assure compatibility.

B. Land in the R-2 zoning district shall be developed and used only for the permitted or conditional uses indicated in the R-2 column of the Table of Permitted and Conditional Uses (Section XIII.11) of this Ordinance.

C. Dimensional Standards

Land in the R-2 zoning district shall be developed and used only in compliance with the lot area, lot width, front setback, side setback, rear setback, lot coverage, and structural height standards indicated in the R-2 section of the Table of Dimensional Requirements (Section XIII.12) of this Ordinance.

D. Landscaping and Buffer Standards

Landscaping and buffers shall be provided in accordance with Article IV of this Ordinance.

E. Parking and Loading Standards

Off-street parking and loading areas shall be provided in accordance with Article V of this Ordinance.

F. Sign Standards

Signs shall be permitted as regulated by Article VI of this Ordinance.

XIII.5 R-3 Residential Higher Density

A. Intent Statement

These districts are composed primarily of areas occupied by or suitable for a mixture of single family, two-family, and multi-family dwellings in a higher density range. These districts may also contain public and semi-public uses to support higher density residential development. The district regulations are designed to encourage the construction of higher density multi-family units, to protect the residential character of the areas by limiting commercial activities, to encourage a suitable environment for household life, to prevent overcrowding of the land by requiring certain minimum yards and other open spaces for all buildings, and to avoid excessive population density by requiring certain minimum building site area for each dwelling unit. Two-family, townhouse, and small scale multi-family developments are encouraged.

B. Land in the R-3 zoning district shall be developed and used only for the permitted or conditional uses indicated in the R-3 column of the Table of Permitted and Conditional Uses (Section XIII.11) of this Ordinance.

C. Dimensional Standards

Land in the R-3 zoning district shall be developed and used only in compliance with the lot area, lot width, front setback, side setback, rear setback, lot coverage, and structural height standards indicated in the R-3 section of the Table of Dimensional Requirements (Section XIII.12) of this Ordinance.

- D. Landscaping and Buffer Standards
Landscaping and buffers shall be provided in accordance with Article IV of this Ordinance.
- E. Parking and Loading Standards
Off-street parking and loading areas shall be provided in accordance with Article V of this Ordinance.
- F. Sign Standards
Signs shall be permitted as regulated by Article VI of this Ordinance.

XIII.6 C-O Commercial Office

- A. These districts are composed of land and structures occupied by or suitable for services of an administrative, personal, professional, and governmental nature. Occupancy of such areas generally follows an 8:00-5:00 business day, five days a week. These lands are usually found on major arterial and collector streets, adjacent to the downtown area, and as a transition between residential neighborhoods and more intense uses. Outdoor storage is not compatible with this district, and high quality site design is expected to assure compatibility with adjacent residential neighborhoods. High density and institutional housing may be permitted as with proper safeguards to assure compatibility with the low density residential and non-residential surrounding areas.
- B. Land in the C-O zoning district shall be developed and used only for the permitted or conditional uses indicated in the C-O column of the Table of Permitted and Conditional Uses (Section XIII.11) of this Ordinance.
- C. Dimensional Standards
Land in the C-O zoning district shall be developed and used only in compliance with the lot area, lot width, front setback, side setback, rear setback, lot coverage, and structural height standards indicated in the C-O section of the Table of Dimensional Requirements (Section XIII.12) of this Ordinance.
- D. Landscaping and Buffer Standards
Landscaping and buffers shall be provided in accordance with Article IV of this Ordinance.
- E. Parking and Loading Standards
Off-street parking and loading areas shall be provided in accordance with Article V of this Ordinance.
- F. Sign Standards
Signs shall be permitted as regulated by Article VI of this Ordinance.

XIII.7 C-1 Commercial Downtown

- A. Intent Statement
These districts are composed of land and structures occupied by or suitable for uses furnishing the wide range of retail goods and services required by residents of the regional trade area. Located at the convergence of principal arterial streets, the downtown is the focus of commerce, professional service and administrative business of the trade area. The downtown is pedestrian oriented, facilities for automobile convenience and uses generating direct vehicular traffic are discouraged. Residential development is encouraged at a high density to stimulate downtown activity. Outdoor storage of items is not compatible with the downtown district, except for occasional events such as organized sidewalk

sales. The district regulations are designed to permit further development of the district for its purpose in a compact and convenient arrangement of uses and structures that are urban in character.

- B. Land in the C-1 zoning district shall be developed and used only for the permitted or conditional uses indicated in the C-1 column of the Table of Permitted and Conditional Uses (Section XIII.11) of this Ordinance.
- C. **Dimensional Standards**
Land in the C-1 zoning district shall be developed and used only in compliance with the lot area, lot width, front setback, side setback, rear setback, lot coverage, and structural height standards indicated in the C-1 section of the Table of Dimensional Requirements (Section XIII.12) of this Ordinance.
- D. **Landscaping and Buffer Standards**
Landscaping and buffers shall be provided in accordance with Article IV of this Ordinance.
- E. **Parking and Loading Standards**
Off-street parking and loading areas shall be provided in accordance with Article V of this Ordinance.
- F. **Sign Standards**
Signs shall be permitted as regulated by Article VI of this Ordinance.

XIII.8 C-2 Commercial Highway

- A. **Intent Statement**
These districts are composed of land and structures occupied by or suitable for uses supplying a wide range of retail goods and services. Located on a principal arterial street or near the intersection of principal arterial streets, these districts are relatively large and within convenient distance of the area they serve for several neighborhoods and/or the traveling public and with convenient vehicular access. The district regulations are designed to allow commercial development while protecting the abutting and surrounding residential areas. Development within the C-2 district should be highway and vehicular oriented, and at a scale that serves the market area. Outdoor storage that is compatible with this district is permitted. Some processing of materials may be permitted when the environmental effect is minimal.
- B. Land in the C-2 zoning district shall be developed and used only for the permitted or conditional uses indicated in the C-2 column of the Table of Permitted and Conditional Uses (Section XIII.11) of this Ordinance.
- C. **Dimensional Standards**
Land in the C-2 zoning district shall be developed and used only in compliance with the lot area, lot width, front setback, side setback, rear setback, lot coverage, and structural height standards indicated in the C-2 section of the Table of Dimensional Requirements (Section XIII.12) of this Ordinance.
- D. **Landscaping and Buffer Standards**
Landscaping and buffers shall be provided in accordance with Article IV of this Ordinance.
- E. **Parking and Loading Standards**
Off-street parking and loading areas shall be provided in accordance with Article V of this Ordinance.
- F. **Sign Standards**
Signs shall be permitted as regulated by Article VI of this Ordinance.

XIII.9 I-1 Light Industrial

- A. **Intent Statement**
These districts are composed of land and structures occupied by or suitable for light manufacturing, wholesaling, warehousing, and similar uses. Uses located in these districts should have little negative environmental impact (including, but not limited to noise, glare, and vibration) on adjoining properties. Located for convenient access to present and future arterial streets and railway lines, these districts are usually separated from residential areas by commercial districts or by natural barriers; if they are adjacent to residential areas, an artificial or natural separation is required. The district regulations are designed to allow a range of light industrial activities subject to limitations designed to protect nearby residential and business districts. Commercial and service activities that benefit the primary light industrial uses may be allowed.
- B. Land in the I-1 zoning district shall be developed and used only for the permitted or conditional uses indicated in the I-1 column of the Table of Permitted and Conditional Uses (Section XIII.11) of this Ordinance.
- C. **Dimensional Standards**
Land in the I-1 zoning district shall be developed and used only in compliance with the lot area, lot width, front setback, side setback, rear setback, lot coverage, and structural height standards indicated in the I-1 section of the Table of Dimensional Requirements (Section XIII.12) of this Ordinance.
- D. **Landscaping and Buffer Standards**
Landscaping and buffers shall be provided in accordance with Article IV of this Ordinance.
- E. **Parking and Loading Standards**
Off-street parking and loading areas shall be provided in accordance with Article V of this Ordinance.
- F. **Sign Standards**
Signs shall be permitted as regulated by Article VI of this Ordinance.

XIII.10 I-2 Heavy Industrial

- A. **Intent Statement**
These districts are composed of land and structures occupied by or suitable for heavy manufacturing and related activities. Located for convenient access to present and future arterial streets and railway lines, these districts are usually separated from residential areas by commercial districts or natural barriers; if they are adjacent to residential areas, an artificial or natural separation is required. The district regulations are designed to promote the development of heavy industrial uses subject to conditions necessary for the mutual benefit of the uses and the city. Heavy industrial land uses may have moderate to high environmental impact on nearby properties. Commercial and service activities that benefit the primary heavy industrial uses may be allowed.
- B. Land in the I-2 zoning district shall be developed and used only for the permitted or conditional uses indicated in the I-2 column of the Table of Permitted and Conditional Uses (Section XIII.11) of this Ordinance.
- C. **Dimensional Standards**
Land in the I-2 zoning district shall be developed and used only in compliance with the lot area, lot width, front setback, side setback, rear setback, lot coverage, and structural height standards indicated in the I-2 section of the Table of Dimensional Requirements (Section XIII.) of this Ordinance.

- D. Landscaping and Buffer Standards
Landscaping and buffers shall be provided in accordance with Article IV of this Ordinance.
- E. Parking and Loading Standards
Off-street parking and loading areas shall be provided in accordance with Article V of this Ordinance.
- F. Sign Standards
Signs shall be permitted as regulated by Article VI of this Ordinance.

XIII.11 Table of Permitted and Conditional Uses

- A. Within the various districts as indicated on the official zoning map, no land, building, or structure shall be used, and no building or structure shall be erected, moved, expanded or altered except in accordance with the provisions of the following Table of Permitted and Conditional Uses and this Ordinance. Any use not specifically permitted or prohibited is prohibited. Where more than one use occupies a building or premises, the zoning requirements for each shall be adhered to as set forth in this Article.
- B. Particular uses which are permitted as-of-right in the zoning districts are indicated by a “P” in this Table of Permitted and Conditional Uses.
- C. Particular uses that are permitted as special exception conditional uses in the zoning districts are indicated by a “C” in this Table of Permitted and Conditional Uses. A letter in parentheses following the land use type directs the reader to the Subsection of Section XII.3 (Regulations for Conditional Uses) that details the standards for that conditional use. Should any interpretation conflict arise between conditional uses allowed under this Table and Section XII.3, the Table of Permitted and Conditional Uses shall be followed.
- D. Zoning districts in which particular uses are prohibited are indicated by a blank space in the Table of Permitted and Conditional Uses.

**TABLE OF PERMITTED AND CONDITIONAL USES
DODGE CITY ZONING ORDINANCE**

RESIDENTIAL, AGRICULTURAL

AG	R-S	R-1	R-2	R-3		C-1	C-2	C-0	I-1	i-2
P					Agriculture, Farms, Ranches					
P	P				Limited Agricultural Uses					
P	P	P	P	P	Single Family Dwelling					
		C	C	P	Two Family Dwelling (L)					
			C	P	Multi-Family Dwelling (M)					
			C	P	Townhouses (M)					
		C	C	P	Zero Lot Line Dwellings (L)					
C				C	Manufactured Housing Park (S)					
C	C	C	C	C	Manufactured Housing Subdivision (T)					
					Rooming House	P	P		P	
C			C	C	Bed and Breakfast (G)	P	P			
C	C	C	C	C	Planned Residential Development (V)	C				
P	P	P	P	P	Residential Accessory Uses					
P	P	P	P	P	Home Occupations					

UTILITIES / PUBLIC SERVICES

AG	R-S	R-1	R-2	R-3		C-1	C-2	C-0	I-1	I-2
C	C	C	C	C	Emergency Services Facility (N)	P	P	P	P	P
P					Governmental Services (no outdoor storage or maintenance)	P	P	P	P	P
C					Governmental Shop or Yard (DD)		P		P	P
P	P	P	P	P	Non-residential Accessory Use	P	P	P	P	P
C					Sewerage Treatment Plant (Y)					C
P	P	P	P	P	Sewerage Pumping Station	P	P	P	P	P
P	P	P	P	P	Streets/Railroad Tracks and Rights-of-Way	P	P	P	P	P
					Telecommunication Tower (AA)		C		C	C
P	P	P	P	P	Utility Service Lines/Structures (in easements or rights-of-way)	P	P	P	P	P
P	C	C	C	C	Utility Station, Substation, Exchange (no outdoor storage or maintenance) (BB)	P	P	P	P	P
C					Utility Service Shop, Storage Yard (CC)		P		P	P
P	P	P	P	P	Water Reservoir, Well, Pumping Station, Elevated Storage	P	P	P	P	P
C					Water Treatment Plant (EE)				P	P

COMMERCIAL / SERVICE

AG	R-S	R-1	R-2	R-3		C-1	C-2	C-0	I-1	I-2
					General Retail Sales and Service (no drive thru-pick up, outdoor storage/use—gas pumps, vehicles)	P	P			
					General Retail Sales and Service (with drive thru-pick up, outdoor storage/use, not junk, scrap or salvage)		P		P	
					Professional or Personal Service (no drive thru/pick up, outdoor storage/use)	P	P	P		
					Professional or Personal Service (with drive thru/pick up, outdoor storage/use, no junk, scrap, or salvage)		P		P	
					Adult Uses (A)		C		C	
C	C				Animal, Pet Boarding, Kennel (C)(D)		C			
					Auto, Vehicle Repair, Car Wash		P		P	
					Contractor, Trades		P		P	P
					Financial Institution (with drive thru) (Q)	C	P	C		
					Farmers' Cooperative				P	P
					Hotel, Motel	P	P			
					Junk, Salvage, Scrap					P
					Lounge, Tavern, Private Club	P	P			
					Medical, Dental Office/Clinic	P	P	P		
P	P	P	P	P	Non-residential Accessory Use	P	P	P	P	P
					Planned Commercial Development (W)	C	C	C	C	C
					Restaurant (no drive thru/pick up)	P	P	P		
					Restaurant (with drive thru/pick up)		P		P	
					Tattoo, Body Piercing, Massage Parlor(Z)		C		C	
					Veterinary Clinic (no outdoor use)	P	P		P	
C					Veterinary Clinic (with outdoor use) (DD)				P	
					Wholesale Sales		P		P	P
					Warehousing and Distribution				P	P
					Mini-Storage Warehouse		C		P	P
					Automobile Salvage Yard				C	P

TRANSPORTATION

AG	R-S	R-1	R-2	R-3		C-1	C-2	C-0	I-1	I-2
C					Airport, Landing Field (E)				P	P
					Bus Station		P		P	
P	P	P	P	P	Non-residential Accessory Use	P	P	P	P	P
P	P	P	P	P	Parking Lot, With a Permitted Use	P	P	P	P	P
					Parking Lot, Commercial	P	P			
					Railroad Freight Depot				P	P
					Railroad Passenger Depot	P	P			
					Railroad Yard				P	P
P	P	P	P	P	Transportation Rights-of-Way, Easements	P	P	P	P	P

RECREATION / ENTERTAINMENT

AG	R-S	R-1	R-2	R-3		C-1	C-2	C-0	I-1	I-2
C					Athletic Fields (X)					
C					Amusement Park (X)		C			
C	C	C	C	C	Art Gallery, Museum (F)	P	P	C	C	
C	C	C	C	C	Community Center, Public (X)	C	C	P	C	C
C					Country Club, Sports Club (X)		C			
C					Dance Hall, Lounge, Night Club (X)	C	C		C	
C					Dude Ranch (X)					
C					Exhibition Hall, Auditorium, Civic Center (X)	C	C		C	
					Game Room, Billiards, Bowling, Skating, Indoor Amusement Center	P	P		P	
C					Golf Course, Miniature, Par 3, Regulation, Driving Range (X)		P		P	
C					Fraternal, Civic, Social Club, Union Hall (no dance hall, lounge, night club) (X)	P	P		P	
C					Health, Fitness Club (X)	P	P			
C					Horse Riding Stable, Academy (X)		C			
					Library, Learning Resources Center	P	P	P		
P	P	P	P	P	Public Park	P	P	P	P	
P	P	P	P	P	Non-residential Accessory Use	P	P	P	P	P
C					Outdoor Concert, Dance Grounds (X)		C			
C					Race Track: Animal or Vehicle (X)		C			
C	C	C	C	C	Recreation Facility Not Otherwise Listed, public/non-profit (X)	P	P	C	P	
C					Recreational Vehicle Park (X)		C			
C					Rodeo, Fair Grounds (X)		C			
					Theater, Indoor	P	P			
C					Theater, Outdoor (X)		C			
					Lottery & Gaming Facilities		C			

INSTITUTIONAL

AG	R-S	R-1	R-2	R-3		C-1	C-2	C-0	I-1	I-2
				C	Adult Residential Care, Nursing Home, Adult Day Care (B)	P	C	P		
C					Cemetery (H)		C			
P	P	P	P	P	Church, Religious Facility: may include child care center, rectory, etc. as accessory	P	P	P		
C					Correctional Facility, Juvenile Detention, Secure Care, Criminal Half-Way House (J)				C	C
C	C	C	C	C	Day Care: Licensed, Group, Registered(K)					
C					Child Care Center, Pre-School (13+ children) (K)	P	P	P	P	P
P	P	P	P	P	Family Foster Care (4 children)					
C				C	Group Boarding Home (10 or less foster children) (K)			P		
P	P	P	P	P	Group Home (developmentally disabled)					
C				C	Residential Center (10+ foster children) (K)		C			
					Hospital, Sanatorium, Maternity Care		P	P		
					School: business, commercial	P	P	P	P	
P					School: college, vocational, technical	P	P		P	
P	P	P	P	P	School: primary, secondary	P	P	P		

MANUFACTURING

AG	R-S	R-1	R-2	R-3		C-1	C-2	C-0	I-1	I-2
					Retail Sales of On-premises Production: Baking, Confections, Printing, Publishing, Musical Instruments, Toys, Sports Goods	P	P		P	
					Production/Wholesale Sales: Baking, Confections, Printing, Publishing, Musical Instruments, Toys, Sports Goods				P	P
					Photographic Processing	P	P		P	P
					Bottling Operation				P	P
					Micro Brewery	P	P		P	
					Brewery, Distillery, Winery				P	P
					Building Materials Manufacture					P
					Cabinet Making, Wood Working				P	P
					Cement, Concrete, Gypsum Production and Products					P
					Chemical Products Processing					P
					Communications Equipment Manufacture				P	P
					Drugs, Pharmaceuticals, Cosmetics Manufacture				P	P
					Dry Cleaning, Laundry: Industrial/Wholesale				P	P
					Electrical Equipment, Accessories, Components, Manufacture				P	P
					Electronic Data Processing	P	P		P	P
					Extermination Service		P		P	P
					Fabric & Apparel Manufacture				P	P
					Farm Equipment, Manufacture					P
					Fertilizer, Feed, Farm Supplies, Manufacture or Processing					P
					Flammable or Hazardous Chemicals, Bulk Storage Above Ground (O)					C
					Flammable or Hazardous Chemicals, Bulk Storage Below Ground (P)				C	C
					Food Processing					P
					Furniture and Home Furnishings, Manufacture				P	P
					Glassware, Ceramics, Earthenware Manufacture					P
					Hardware and Garden Supplies, Manufacture					P
					Household Appliances and Furnishings Manufacture					P
					Household, Office Goods Manufacture					P
					Ice Plant		P		P	P
					Industrial, Commercial Equipment Manufacture					P
					Laboratory, Research and Development, Commercial and Industrial		P		P	P
					Laboratory, Medical and Dental		P		P	P
					Leather Products Manufacture, tanning & finishing					P
C					Natural Resources Extraction (U)		C		C	C
					Sanitary Landfill					P
					Light Manufacturing (not otherwise listed) (R)				C	C
					Heavy Manufacturing (not otherwise listed) (R)					C

XIII.12 Table of Dimensional Requirements

The following table indicates the minimum dimensional standards for land use and development within the City by each zoning district. The Board of Zoning Appeals may impose other minimum standards for conditional uses and other special exceptions.

DISTRICT	LOT AREA	LOT WIDTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	LOT COVERAGE	MAX HEIGHT
AG	10 Acres	200'	50'	30'	50'	15%	35'
R-S							
Septic system	2 Acres	100'	30'	15'	50'	20%	35'
Public sewer	1 Acre	100'	30'	15'	50'	20%	35'
R-1							
Single family	10,000 sq'	70'	30'	6'	25'	30%	35'
Two Family ¹	5,000 sq' ²	35'	30'	0' ³	25'	50%	35'
Zero Lot Line ¹	5,000 sq' ²	35'	30'	0' ⁴	25'	50%	35'
Other Uses	10,000 sq'	70'	30'	6'	25'	30%	
R-2							
Single family	6,000 sq'	50'	30'	6'	25'	35%	35'
Two Family ¹	3,000 sq' ²	35'	30'	0' ³	25'	50%	35'
Townhouse ¹	3,000 sq' ²	35'	30'	0' ³	25'	50%	35'
Zero Lot Line ¹	3,000 sq' ²	35'	30'	0' ⁴	25'	50%	35'
Multi-Family ¹	3,000 sq' ²	35'	30'	10'	25'	50%	35'
Other Uses	6,000 sq'	50'	30'	6'	25'	35%	35'
R-3							
Single family	5,000 sq'	50'	25'	6'	25'	25%	35'
Two Family	2,500 sq' ²	25'	25'	0' ³	25'	50%	35'
Townhouse	2,500 sq' ²	25'	25'	0' ³	20'	50%	35'
Zero Lot Line	2,500 sq' ²	35'	30'	0' ⁴	25'	50%	35'
Multi-Family	2,500 sq' ²	50'	25'	10'	25'	50%	35'
Other Uses	5,000 sq'	50'	25'	6'	25'	25%	35'
C-O							
Multi-Family	1,000 sq' ²	50'	15'	0' ⁵	10'	N/R	65'
Other Uses	5,000 sq'	50'	15'		10'	N/R	65'
C-1							
All Uses	N/R	25'	N/R	0' ⁵	0' ⁵	N/R	65'
C-2							
All Uses	3,000 sq'	25'	15'	0' ⁵	0' ⁵	N/R	35'
I-1							
All Uses	N/R	30'	20'	0' ⁵	0' ⁵	N/R	35'
I-2							
All Uses	N/R	50'	25'	0' ⁵	0' ⁵	N/R	N/R

¹ Allowed only as a conditional use and under unique circumstances.

² Minimum lot area per dwelling unit

³ Zero feet for interior units, 15' between this and adjacent development

⁴ Zero feet for interior units, 10' between units, 15' between adjacent development

⁵ 10' when adjacent to residence districts

**TABLE OF PERMITTED AND CONDITIONAL USES
DODGE CITY ZONING ORDINANCE**

RESIDENTIAL, AGRICULTURAL

AG	R-S	R-1	R-2	R-3		C-1	C-2	C-0	I-1	i-2
P					Agriculture, Farms, Ranches					
P	P				Limited Agricultural Uses					
P	P	P	P	P	Single Family Dwelling					
		C	C	P	Two Family Dwelling (L)					
			C	P	Multi-Family Dwelling (M)					
			C	P	Townhouses (M)					
		C	C	P	Zero Lot Line Dwellings (L)					
C				C	Manufactured Housing Park (S)					
C	C	C	C	C	Manufactured Housing Subdivision (T)					
					Rooming House	P	P		P	
C			C	C	Bed and Breakfast (G)	P	P			
C	C	C	C	C	Planned Residential Development (V)	C				
P	P	P	P	P	Residential Accessory Uses					
P	P	P	P	P	Home Occupations					

UTILITIES / PUBLIC SERVICES

AG	R-S	R-1	R-2	R-3		C-1	C-2	C-0	I-1	I-2
C	C	C	C	C	Emergency Services Facility (N)	P	P	P	P	P
P					Governmental Services (no outdoor storage or maintenance)	P	P	P	P	P
C					Governmental Shop or Yard (DD)		P		P	P
P	P	P	P	P	Non-residential Accessory Use	P	P	P	P	P
C					Sewerage Treatment Plant (Y)					C
P	P	P	P	P	Sewerage Pumping Station	P	P	P	P	P
P	P	P	P	P	Streets/Railroad Tracks and Rights-of-Way	P	P	P	P	P
					Telecommunication Tower (AA)		C		C	C
P	P	P	P	P	Utility Service Lines/Structures (in easements or rights-of-way)	P	P	P	P	P
P	C	C	C	C	Utility Station, Substation, Exchange (no outdoor storage or maintenance) (BB)	P	P	P	P	P
C					Utility Service Shop, Storage Yard (CC)		P		P	P
P	P	P	P	P	Water Reservoir, Well, Pumping Station, Elevated Storage	P	P	P	P	P
C					Water Treatment Plant (EE)				P	P

COMMERCIAL / SERVICE

AG	R-S	R-1	R-2	R-3		C-1	C-2	C-0	I-1	I-2
					General Retail Sales and Service (no drive thru-pick up, outdoor storage/use—gas pumps, vehicles)	P	P			
					General Retail Sales and Service (with drive thru-pick up, outdoor storage/use, not junk, scrap or salvage)		P		P	
					Professional or Personal Service (no drive thru/pick up, outdoor storage/use)	P	P	P		
					Professional or Personal Service (with drive thru/pick up, outdoor storage/use, no junk, scrap, or salvage)		P		P	
					Adult Uses (A)		C		C	
C	C				Animal, Pet Boarding, Kennel (C)(D)		C			
					Auto, Vehicle Repair, Car Wash		P		P	
					Contractor, Trades		P		P	P
					Financial Institution (with drive thru) (Q)	C	P	C		
					Farmers' Cooperative				P	P
					Hotel, Motel	P	P			
					Junk, Salvage, Scrap					P
					Lounge, Tavern, Private Club	P	P			
					Medical, Dental Office/Clinic	P	P	P		
P	P	P	P	P	Non-residential Accessory Use	P	P	P	P	P
					Planned Commercial Development (W)	C	C	C	C	C
					Restaurant (no drive thru/pick up)	P	P	P		
					Restaurant (with drive thru/pick up)		P		P	
					Tattoo, Body Piercing, Massage Parlor(Z)		C		C	
					Veterinary Clinic (no outdoor use)	P	P		P	
C					Veterinary Clinic (with outdoor use) (DD)				P	
					Wholesale Sales		P		P	P
					Warehousing and Distribution				P	P
					Mini-Storage Warehouse		C		P	P
					Automobile Salvage Yard				C	P

TRANSPORTATION

AG	R-S	R-1	R-2	R-3		C-1	C-2	C-0	I-1	I-2
C					Airport, Landing Field (E)				P	P
					Bus Station		P		P	
P	P	P	P	P	Non-residential Accessory Use	P	P	P	P	P
P	P	P	P	P	Parking Lot, With a Permitted Use	P	P	P	P	P
					Parking Lot, Commercial	P	P			
					Railroad Freight Depot				P	P
					Railroad Passenger Depot	P	P			
					Railroad Yard				P	P
P	P	P	P	P	Transportation Rights-of-Way, Easements	P	P	P	P	P

RECREATION / ENTERTAINMENT

AG	R-S	R-1	R-2	R-3		C-1	C-2	C-0	I-1	I-2
C					Athletic Fields (X)					
C					Amusement Park (X)		C			
C	C	C	C	C	Art Gallery, Museum (F)	P	P	C	C	
C	C	C	C	C	Community Center, Public (X)	C	C	P	C	C
C					Country Club, Sports Club (X)		C			
C					Dance Hall, Lounge, Night Club (X)	C	C		C	
C					Dude Ranch (X)					
C					Exhibition Hall, Auditorium, Civic Center (X)	C	C		C	
					Game Room, Billiards, Bowling, Skating, Indoor Amusement Center	P	P		P	
C					Golf Course, Miniature, Par 3, Regulation, Driving Range (X)		P		P	
C					Fraternal, Civic, Social Club, Union Hall (no dance hall, lounge, night club) (X)	P	P		P	
C					Health, Fitness Club (X)	P	P			
C					Horse Riding Stable, Academy (X)		C			
					Library, Learning Resources Center	P	P	P		
P	P	P	P	P	Public Park	P	P	P	P	
P	P	P	P	P	Non-residential Accessory Use	P	P	P	P	P
C					Outdoor Concert, Dance Grounds (X)		C			
C					Race Track: Animal or Vehicle (X)		C			
C	C	C	C	C	Recreation Facility Not Otherwise Listed, public/non-profit (X)	P	P	C	P	
C					Recreational Vehicle Park (X)		C			
C					Rodeo, Fair Grounds (X)		C			
					Theater, Indoor	P	P			
C					Theater, Outdoor (X)		C			
					Lottery & Gaming Facilities		C			

INSTITUTIONAL

AG	R-S	R-1	R-2	R-3		C-1	C-2	C-0	I-1	I-2
				C	Adult Residential Care, Nursing Home, Adult Day Care (B)	P	C	P		
C					Cemetery (H)		C			
P	P	P	P	P	Church, Religious Facility: may include child care center, rectory, etc. as accessory	P	P	P		
C					Correctional Facility, Juvenile Detention, Secure Care, Criminal Half-Way House (J)				C	C
C	C	C	C	C	Day Care: Licensed, Group, Registered(K)					
C					Child Care Center, Pre-School (13+ children) (K)	P	P	P	P	P
P	P	P	P	P	Family Foster Care (4 children)					
C				C	Group Boarding Home (10 or less foster children) (K)			P		
P	P	P	P	P	Group Home (developmentally disabled)					
C				C	Residential Center (10+ foster children) (K)		C			
					Hospital, Sanatorium, Maternity Care		P	P		
					School: business, commercial	P	P	P	P	
P					School: college, vocational, technical	P	P		P	
P	P	P	P	P	School: primary, secondary	P	P	P		

MANUFACTURING

AG	R-S	R-1	R-2	R-3		C-1	C-2	C-0	I-1	I-2
					Retail Sales of On-premises Production: Baking, Confections, Printing, Publishing, Musical Instruments, Toys, Sports Goods	P	P		P	
					Production/Wholesale Sales: Baking, Confections, Printing, Publishing, Musical Instruments, Toys, Sports Goods				P	P
					Photographic Processing	P	P		P	P
					Bottling Operation				P	P
					Micro Brewery	P	P		P	
					Brewery, Distillery, Winery				P	P
					Building Materials Manufacture					P
					Cabinet Making, Wood Working				P	P
					Cement, Concrete, Gypsum Production and Products					P
					Chemical Products Processing					P
					Communications Equipment Manufacture				P	P
					Drugs, Pharmaceuticals, Cosmetics Manufacture				P	P
					Dry Cleaning, Laundry: Industrial/Wholesale				P	P
					Electrical Equipment, Accessories, Components, Manufacture				P	P
					Electronic Data Processing	P	P		P	P
					Extermination Service		P		P	P
					Fabric & Apparel Manufacture				P	P
					Farm Equipment, Manufacture					P
					Fertilizer, Feed, Farm Supplies, Manufacture or Processing					P
					Flammable or Hazardous Chemicals, Bulk Storage Above Ground (O)					C
					Flammable or Hazardous Chemicals, Bulk Storage Below Ground (P)				C	C
					Food Processing					P
					Furniture and Home Furnishings, Manufacture				P	P
					Glassware, Ceramics, Earthenware Manufacture					P
					Hardware and Garden Supplies, Manufacture					P
					Household Appliances and Furnishings Manufacture					P
					Household, Office Goods Manufacture					P
					Ice Plant		P		P	P
					Industrial, Commercial Equipment Manufacture					P
					Laboratory, Research and Development, Commercial and Industrial		P		P	P
					Laboratory, Medical and Dental		P		P	P
					Leather Products Manufacture, tanning & finishing					P
C					Natural Resources Extraction (U)		C		C	C
					Sanitary Landfill					P
					Light Manufacturing (not otherwise listed) (R)				C	C
					Heavy Manufacturing (not otherwise listed) (R)					C



Mike Burkhart <mike@soldbyburkhart.com>

520 W. Trail St., Dodge City, KS

Nathan Littrell <nathanl@dodgecity.org>
To: Mike Burkhart <mike@soldbyburkhart.com>

Thu, Jun 12, 2025 at 8:21 AM

Mike,

520 W. Trail St. is zoned C-1 Commercial Downtown. The previous use by Stanion, which I would classify as more wholesale/warehousing, was a legal, non-conforming use (grandfathered in), but wouldn't be allowed had they not been operating prior to the C-1 zoning designation. Outdoor storage of materials, shipping containers, etc., is not allowed in C-1. C-1 is typically ideal for general retail, restaurants, professional services. If a potential buyer would want to utilize the property for more industrial use, they would need to rezone the property to I-1. Since the property immediately to the west, across 5th Ave., is I-1 Light Industrial, rezoning to that zone is a possibility.

If they want to use the property in a way that is compatible with C-1, a bonus is that there are no minimum parking requirements in that zone, but parking is available both on street, off of 5th and Trail St. and to the north in the City owned parking lot. Let me know if you have any questions. Thanks!

Sincerely,



NATHAN LITRELL

**PLANNING & ZONING
ADMINISTRATOR**

nathanl@dodgecity.org

CITY OF DODGE CITY

100 Chaffin Rd.

Dodge City Kansas 67801
620.225.8105

***Hearing and/or speech-impaired persons using a TDD/TTY may contact

City Staff through the Kansas Relay Center at 711 or 1-800-766-3777.

From: Mike Burkhart <mike@soldbyburkhart.com>
Sent: Wednesday, June 11, 2025 2:27 PM
To: Nathan Littrell <nathanl@dodgecity.org>
Subject: 520 W. Trail St., Dodge City, KS

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