

**ORDINANCE NO. G- 1459**

**AN ORDINANCE AMENDING THE CITY OF EL DORADO, KANSAS ZONING REGULATIONS**

**WHEREAS** the El Dorado Planning Commission reviewed the existing Zoning Regulations of the City of El Dorado, Kansas, and determined a need to make amendments hereto; and

**WHEREAS** the El Dorado Planning Commission did conduct a public hearing, following due and proper notice thereof, on February 26, 2026, concerning said proposed amendments and

**WHEREAS** the El Dorado Planning Commission, following the conclusion of said public hearing, recommended to the City Commission of the City of El Dorado, Kansas, that certain amendments to the Zoning Regulations of the City of El Dorado, Kansas should be made.

**NOW, THEREFORE, BE ORDERED BY THE CITY COMMISSION OF THE CITY OF EL DORADO, KANSAS:**

Section 1: Accessory Dwelling Units, ADUs (Article 3, Article 6 Section 3 and Section 4, Article 7, and Appendix A)

- A. Update terminology so the zoning regulations use the term Accessory Dwelling Unit (ADU) consistently, replacing or cross referencing the current "Accessory Apartment" definition.
- B. Allow one ADU by right in A-R, R-S, R-1, R-2, and R-3 when the ADU's exterior materials and general roof form are compatible with the principal dwelling. If the ADU is not compatible, require a Special Use Permit.
- C. Cap ADU size at 800 square feet, require roof pitch within plus or minus 1/12 of the principal roof when gabled or hipped, and require the ADU to be on a lot with a principal single-family dwelling.
- D. Require one off street parking space for an ADU, and allow alley access to satisfy placement where present.
- E. Require an anti-severance restriction so the ADU and principal dwelling remain under single ownership, and cannot be subdivided, converted, or conveyed separately.
- F. Treat ADUs used as short-term rentals, less than one week, as Special Use Permits.
- G. Update Appendix A to show ADU as permitted with conditions in residential districts, with a footnote stating it is permitted only when the compatibility test is met, otherwise Special Use Permit.
- H. Clarify how ADUs interact with accessory structure limitations so ADUs are not unintentionally blocked by existing accessory building count restrictions on lots under one acre.
- I. ADUs shall meet accessory structure setbacks.

Section 2: Infill starter homes and block character (Article 6, Section 23, Residential Infill)

- A. Maintain the existing 75 percent to 125 percent block face average gross floor area standard as the primary by right pathway.
- B. Add a second by right alternative when the size range cannot be met, using an objective compatibility check requiring:
  1. Materials compatible with at least two predominant materials on the block face
  2. Roof pitch within plus or minus 1/12 of the block median for gabled or hipped roofs
  3. Roof peak height not more than 10 feet taller than other homes on the same side of the block
  4. At least one common façade element such as a porch, stoop, or bay

- C. If a proposal does not meet either by right pathway, a Special Use Permit will be required.

Section 3. Duplex by right in R-1 (Appendix A and new Article 6 standard)

- A. Update Appendix A to allow “Dwelling, Two family” by right in R-1, subject to objective conditions.
- B. Establish an objective infill style eligibility standard for duplexes in R-1:  
Each dwelling unit within the duplex shall have a minimum gross floor area of at least 75 percent of the average gross floor area of existing residential structures located on the same side of the street between two intersecting streets.

Section 4. Administrative Adjustments (New Article 14 section, appealable to BZA)

- A. Create an Administrative Adjustments section allowing staff approval on existing lots of record, within defined relief limits:
  - 1. Lot area or lot width up to 10 percent relief
  - 2. Yards and setbacks up to 10 percent to any yard, and up to 10 percent to the front yard when aligning within 2 feet of the block’s average front setback
  - 3. Lot coverage up to plus 5 percentage points for single family or ADU proposals
- B. Require objective approval criteria, including:
  - 1. Lawful lot of record
  - 2. All non-adjusted standards are met
  - 3. No encroachment into platted drainage or utility easements
  - 4. No encroachment into sight triangles or floodway
  - 5. Driveway depth at least 18 feet outside the right of way
  - 6. Corner clear vision preserved
  - 7. No increase to maximum height
  - 8. On site drainage not worsened, with roof runoff managed on site
  - 9. Minimum parking preserved unless adjusted under adopted parking provisions
- C. Establish process requirements:
  - 1. Administrative decision with written findings kept in the permit file
  - 2. Appeal of the decision may be filed to the Board of Zoning Appeals, consistent with Article 12 procedures and timelines.

Section 5. Off street parking standards (Article 7, Section 5, Required Spaces)

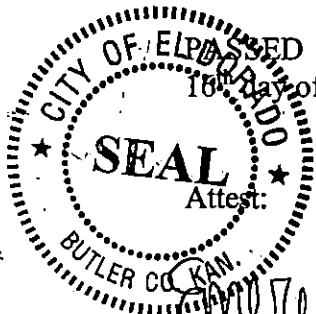
- A. Single family: 1 space per unit for units up to and including 800 square feet, and 2 spaces per unit for units over 800 square feet.
- B. Two family: per unit, 1 space up to and including 800 square feet, and 2 spaces over 800 square feet.
- C. Multiple family: per unit with an average allowed across a project, 1 space up to and including 800 square feet, and 2 spaces over 800 square feet.
- D. ADU: 1 space.


Section 6: All ordinances in conflict herewith are hereby repealed.

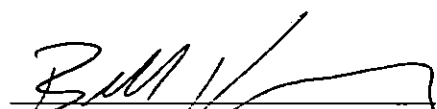
Section 7: In all other respects, the Zoning Regulations of the City of El Dorado, Kansas, shall be and remain unchanged.

Section 8: This Ordinance shall take effect and be in full force from and after its publication once in the official city newspaper.

PASSED and approved by the Governing Body of the City of El Dorado, Kansas, this 16<sup>th</sup> day of March 2026.



  
Emerald Veatch, City Clerk

  
Bill Young, Mayor