|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  CITY OF CARBONDALE KANSAS ZONING REGULAITONS - APPENDIX A |  |  |
|  LISTING OF USES BY ZONING DISTRICT |  |  |  |  |  |
|  **P= Permitted Use, S= Special Use, N=Not permitted** |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
| R-S Residential Suburban District  | B-2 –General Business District |  |  |  |  |  |  |
| R-1 Residential -Low Density District | B-3-Heavy Business |  |  |  |  |  |  |
| R-2 Residential-Medium Density District | I-1 Industrial District |  |  |  |  |  |  |  |  |
| R-3 Multiple-Family Dwelling District | I-2 Medium Industrial District |  |  |  |  |  |  |
| M-P Manufactured Home Park Residential District | I-3 Heavy Industrial District |  |  |  |  |  |  |  |
| B-1 Business-Local Business | O-I Office and Institutional District |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  Use Description | RS | R-1 | R-2 | R-3 | MP | B-1 | B-2 | B-3 | O&I | I-1 | I-2 | I-3 |
| Accessory buildings | P | P | P | P | P | P | P | P | P | P | P | P |
| Accessory uses | P | P | P | P | P | P | P | P | P | P | P | P |
| Agricultural use When not in conflict with local reg. | P | P | P | P | P | P | P | P | P | P | P | P |
| Agricultural implement fabrication, repair & sales |   |   |   |   |   |   |   |   |   | P | P | P |
| Ambulance service |   |   |   |   |   | S | P | P | S | S | P | P |
| Alcoholic beverages, packaged retail sale |   |   |   |   |   | P | P | P |   |   | P | P |
| Alcoholic beverages, wholesale & warehouse |   |   |   |   |   |   |   |   |   | P | P | P |
| Ammonia, bleaching powder or chlorine manufacture |   |   |   |   |   |   |   |   |   |   |   | S |
| Amusement or commercial recreation facilities |   |   |   |   |   |   |   |   |   |   |   |   |
|  roller rinks, bowling alleys, billards or |   |   |   |   |   |   |   |   |   |   |   |   |
|  pool rooms and shooting galleries |   |   |   |   |   | P | P | P |   |   | P | P |
| Amusement parks, miniature golf or driving range |   | S | S |   |   |   | P | P |   |   | P | P |
| Animal clinic |   |   |   |   |   | P | P | P |   | P | P | P |
| Antiques, retail sales |   |   |   |   |   | P | P | P |   |   |   |   |
| Appliance repair or electrical shop |   |   |   |   |   | P | P | P |   |   | P | P |
| Automobile (new & used) or accessory part sales |   |   |   |   |   | P | P | P |   |   |   | P |
| Automobile repair garages |   |   |   |   |   |   | P | P |   |   | P | P |
| Automobile service stations |   |   |   |   |   | P | P | P |   |   | P | P |
| Auto repair services and parking |   |   |   |   |   |   | P |   |   | P |   |   |
| Bakery shops and confectioneries operation both |   |   |   |   |   | P | P | P |   |   | P | P |
|  Wholesale and retail business, provided such |   |   |   |   |   |   |   |   |   |   |   |   |
|  operations are limited to 1500 square |   |   |   |   |   |   |   |   |   |   |   |   |
|  feet of manufacturing area |   |   |   |   |   |   |   |   |   |   |   |   |
| Banks trust companies and savings, or |   |   |   |   |   |   |   |   |   |   |   |   |
|  building and Loan associations |   |   |   |   |   | P | P | P | P |   |   | P |
| Bait Shops |   |   |   |   |   | P | P | P |   |   | P | P |
| Barber, beauty and other personal services |   |   |   |   |   | P | P | P | S |   | P | P |
| Bicycle sale and repair |   |   |   |   |   | P | P | P |   |   | P | P |
| boat sales and repair |   |   |   |   |   | P | P | P |   |   | P | P |
| Boat storage |   |   |   |   |   |   | P | P |   | P | P | P |
| Boarding home |   |   |   | P |   |   | P | P |   |   |   |   |
| Book stationery and gift stores |   |   |   |   |   | P | P | P |   |   |   |   |
| Building contractor's equipment and storage yards |   |   |   |   |   |   |   |   |   |   | P | P |
| Building materials and products, wholesale  |   |   |   |   |   |   |   |   |   |   |   |   |
|  storage yards |   |   |   |   |   |   |   | P |   |   | P | P |
| Building materials and products, sales |   |   |   |   |   | P | P | P |   |   | P | P |
| Car wash |   |   |   |   |   |   | P | P |   |   | P | P |
| Car wash (automatic) |   |   |   |   |   | P | P | P |   |   | P | P |
|  **P= Permitted Use, S= Special Use, N=Not permitted** |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
| R-S Residential Suburban District  | B-2 General Business District |  |  |  |  |  |  |
| R-1 Residential -Low Density District | B-3-Heavy Business |  |  |  |  |  |  |
| R-2 Residential-Medium Density District | I-1 Industrial District |  |  |  |  |  |  |  |  |
| R-3 Multiple-Family Dwelling District | I-2 Medium Industrial District |  |  |  |  |  |  |
| M-P Manufactured Home Park Residential District | I-3 Heavy Industrial District |  |  |  |  |  |  |  |
| B-1 Business-Local Business | O-I Office and Institutional District |  |  |  |  |  |  |
|   |   |   |   |   |   |   |   |   |   |   |   |   |
|  Use Description | RS | R-1 | R-2 | R-3 | MP | B-1 | B-2 | B-3 | O&I | I-1 | I-2 | I-3 |
| Catering establishments |   |   |   |   |   |   | P | P |   |   | P |   |
| Churches and other places of worship. Including |   |   |   |   |   |   |   |   |   |   |   |   |
|  parish houses and Sunday School building  | P | P | P | P | P | P | P | P | P | P | P | P |
| Circuses or carnivals; fairs, side show, racing of |   |   |   |   |   |   |   |   |   |   |   |   |
|  motor vehicles or animals (temporary) | S | S | S | S | S | S | S | S | S | S | S | S |
| Clinic, medical |   |   |   |   |   | P | P | P | P |   |   |   |
| Clothing, retail sales |   |   |   |   |   | P | P | P |   |   |   |   |
| Club or lodge, private |   |   |   |   |   | P | P | P | P |   |   |   |
| Coin operated vending machines, rental &repair |   |   |   |   |   |   |   | P |   | P | P | P |
| Community service organization | S | S | S | S | S | S | S | S | S | S | S | S |
| Communication |   |   |   |   |   |   | S | S |   | P | P |   |
| Commercial business colleges, trade schools |   |   |   |   |   |   |   |   |   |   |   |   |
|  music conservatories, dancing schools, and similar |   |   |   |   |   |   |   |   |   |   |   |   |
|  organizations, all without students in residence |   |   |   |   |   |   | P | P | P |   |   |   |
| Contractors equipment and storage yard(such as air |   |   |   |   |   |   |   |   |   |   |   |   |
|  conditioning, electrical, heating, mechanical, or  |   |   |   |   |   |   |   |   |   |   |   |   |
|  similar appelation) |   |   |   |   |   |   |   |   |   |   | P | P |
| Country club | S | S | S | S | S | S | S | S | S | S | S | S |
| Day Care Home | P | P | P | P | P | P | P |   |   |   |   |   |
| Day Care Center | S | S | S | S | S | S | S | S | S |   |   |   |
| Delicatessen |   |   |   |   |   | P | P | P  |  S |   |   |   |
| Department stores |   |   |   |   |   |   |   |   |   |   |   |   |
| Drug stores |   |   |   |   |   | P | P | P |   |   |   |   |
| Dry cleaning, pick-up stations |   |   |   |   |   | P | P | P |   |   | P | P |
| Dry cleaning, pressing & dyeing plants |   |   |   |   |   |   |   |   |   |   | P | P |
| Dwellings, multi-family(5 or more dwelling units |   |   |   | P |   |   | P | P | P |   |   |   |
| Dwellings, multi-family (3or4 dwelling units) |   | PD | PD | P | P | P | PD | PD |   |   |   |   |
| Dwelling, single-family | P | P  | P  | P | P | PD | PD | PD | A |   |   |   |
| Dwellings, two-family |   | P | P |   |   | PD | PD | PD | A |   |   |   |
| Electric light or power generating station |   |   |   |   |   |   |   |   |   |   | P | P |
| Electric, Gas & Sanitary Services |   |   |   |   |   |   | S |   |   | P | P |   |
| Elevator, grain (commercial) |   |   |   |   |   |   |   |   |   |   | P | P |
| Equipment rental |   |   |   |   |   |   | P | P |   |   | P | P |
| Exterminating or fumigating shops |   |   |   |   |   |   | P | P |   |   | P | P |
| Fabric or decorator shops |   |   |   |   |   | P | P | P |   |   |   |   |
| Feed and seed retail |   |   |   |   |   |   | P | P |   |   | P | P |
| Felt manufacture |   |   |   |   |   |   |   |   |   |   |   | P |
| Fertilizer manufacture |   |   |   |   |   |   |   |   |   |   |   | S |
| Fertilizer whole sales |   |   |   |   |   |   |   | P |   |   |   | S |
| Filling stations |   |   |   |   |   | P | P | P |   |   | P | P |
| Finance and loan companies |   |   |   |   |   |   | P | P |   |   |   |   |
|   |   |   |   |   |   |   |   |   |   |   |   |   |
|  **P= Permitted Use, S= Special Use, N=Not permitted** |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
| R-S Residential Suburban District  | B-2 General Business District |  |  |  |  |  |  |
| R-1 Residential -Low Density District | B-3-Heavy Business |  |  |  |  |  |  |
| R-2 Residential-Medium Density District | I-1 Industrial District |  |  |  |  |  |  |  |  |
| R-3 Multiple-Family Dwelling District | I-2 Medium Industrial District |  |  |  |  |  |  |
| M-P Manufactured Home Park Residential District | I-3 Heavy Industrial District |  |  |  |  |  |  |  |
| B-1 Business-Local Business | O-I Office and Institutional District |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  Use Description | RS | R-1 | R-2 | R-3 | MP | B-1 | B-2 | B-3 | O&I | I-1 | I-2 | I-3 |
| Florist |   |   |   |   |   | P | P | P |   |   | P | P |
| Food processing in wholesale quantities |   |   |   |   |   |   |   | P |   | P | P | P |
| Food stores (retail only) |   |   |   |   |   | P | P | P |   |   | P | P |
| Furniture and appliance, retail sales |   |   |   |   |   | P | P | P |   |   |   | P |
| Garage, car wash |   |   |   |   |   |   | P | P |   |   | P | P |
| Go-kart track |   |   |   |   |   |   |   |   |   |   | P | P |
| Government buildings; used exclusively by the Federal |   |   |   |   |   |   |   |   |   |   |   |   |
|  State, County or City government for public purposes |   |   |   |   |   |   |   | P |   |   | P | P |
| Government buildings; building used exclusively by |   |   |   |   |   |   |   |   |   |   |   |   |
|  governing body except for garages, repair or storage |   |   |   |   |   |   |   |   |   |   |   |   |
|  year, warehouses, and correctional or penal institution |   |   |   |   |   | P | P | P | P | P | P | P |
| Green houses |   |   |   |   |   | P | P | P |   |   | P | P |
| Group care center |   |   |   | P |   |   |   |   | P |   |   |   |
| Gymnasiums, health clubs or reducing salon |   |   |   |   |   | P | P | P |   |   | P |   |
| Hardware, retail sale |   |   |   |   |   | P | P | P |   |   | P |   |
| Heating and air condition shop |   |   |   |   |   |   | P | P |   |   | P | P |
| Hobby and crafts or toy shops |   |   |   |   |   | P | P | P |   |   |   |   |
| Home occupations (see article 6) |   | P | P | P | P |   |   |   |   |   |   |   |
| Hospitals and sanitariums |   |   |   |   |   |   | P | P |   |   |   |   |
| Hospitals and sanitariums, provided no building  |   |   |   |   |   |   |   |   |   |   |   |   |
|  so used shall be within 100' of any plot line |   |   |   |   |   |   | P | P |   |   |   |   |
| Hotels |   |   |   |   |   |   | P | P |   |   |   |   |
| Laboratories for analytical research and testing |   |   |   |   |   |   | P | P |   | P | P | P |
| Laboratory, medical |   |   |   |   |   | P | P | P | P | P |   |   |
| Laundromat |   |   |   |   |   | P | P | P |   |   |   |   |
| Legal Services |   |   |   |   |   |   | P | P |   |   |   |   |
| Libraries, public | P | P | P | P | P | P | P | P | P | P | P | P |
| Medical & Dental Lab |   |   |   |   |   | P | P |   |   | S |   |   |
| Mobile home parks |   |   |   |   | P |   |   |   |   |   |   |   |
| Mobile homes sales areas |   |   |   |   |   |   | P | P |   | P | P |   |
| Mobile home subdivision |   | P | P | P |   |   |   |   |   |   |   |   |
| Monuments sales |   |   |   |   |   |   | P | P |   | P | P |   |
| Motorcycle sales and repair |   |   |   |   |   | P | P | P |   |   | P |   |
| Museums and art galleries(other than public) |   |   |   |   |   | P | P | P |   |   |   |   |
| Music stores |   |   |   |   |   |   | P | P |   |   |   |   |
| Nightclubs or taverns |   |   |   |   |   | P | P | P |   |   | P |   |
| Nursery and garden stores |   |   |   |   |   |   |   | P |   |   |   |   |
| Nursing or convalescent homes,  |   |   |   |   |   |   |   |   | P  |   |   |   |
| Nursing or convalescent homes, provided building |   |   |   |   |   |   |   |   |   |   |   |   |
|  or buildings be located not less than 30' from plot line |   |   |   | P |   |   |   |   | P |   |   |   |
| Offices and agencies |   |   |   |   |   | P | P | P |   | P | P |   |
| Offices and agencies in which no activity is  |   |   |   |   |   |   |   |   |   |   |   |   |
|  carried on catering to retail trade and no  |   |   |   |   |   |   |   |   |   |   |   |   |
|  **P= Permitted Use, S= Special Use, N=Not permitted** |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
| R-S Residential Suburban District  | B-2 General Business District |  |  |  |  |  |  |
| R-1 Residential -Low Density District | B-3-Heavy Business |  |  |  |  |  |  |
| R-2 Residential-Medium Density District | I-1 Industrial District |  |  |  |  |  |  |  |  |
| R-3 Multiple-Family Dwelling District | I-2 Medium Industrial District |  |  |  |  |  |  |
| M-P Manufactured Home Park Residential District | I-3 Heavy Industrial District |  |  |  |  |  |  |  |
| B-1 Business-Local Business | O-I Office and Institutional District |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  Use Description | RS | R-1 | R-2 | R-3 | MP | B-1 | B-2 | B-3 | O&I | I-1 | I-2 | I-3 |
|  stock of goods is maintained for sale |   |   |   |   |   | P | P | P | P | P | P | P |
| Office equipment and supplies, sales & services |   |   |   |   |   |   | P | P |   |   | P |   |
| Opticians |   |   |   |   |   | P | P | P | P |   |   |   |
| Orthopedic appliance sales |   |   |   |   |   | P | P | P | A |   |   |   |
| Paint retail sales |   |   |   |   |   |   | P | P |   |   | P | P |
| Parks and playgrounds | P | P | P | P | P | P | P | P | P | P | P | P |
| Pawn shops |   |   |   |   |   |   | P | P |   |   | P | P |
| Pet shops, bird stores, taxidermists |   |   |   |   |   |   | P | P |   |   |   | P |
| Pharmacy |   |   |   |   |   | P | P | P | A |   |   |   |
| Photographic supply and equipment sales |   |   |   |   |   |   | P | P |   |   |   | P |
| Photographic studios |   |   |   |   |   | P | P | P |   |   |   | P |
| Pipelines, except natural gas |   |   |   |   |   |   | S |   |   | P |   |   |
| Plumbing shops |   |   |   |   |   |   | P | P |   |   | P | P |
| Printing, publishing, and reproduction est |   |   |   |   |   |   |   |   |   | P | P | P |
| printing, publishing and reproduction 15 employees less |   |   |   |   |   |   | P | P |   | P | P | P |
| Radio and television studios |   |   |   |   |   | P | P | P | P |   | P |   |
| Radio or television transmission towers | S | S | S | S |   | P | P | P | S | P | P | P |
| Residential Manufacture house |   | P | P | P |   |   |   |   |   |   |   |   |
| Restaurant or cafeteria/drive in |   |   |   |   |   | P | P | P | A |   | P | P |
| Schools | P | P | P | P | P | P | P | P | P | P | P | P |
| Scrap paper or rag storage, sorting or |   |   |   |   |   |   |   |   |   |   |   |   |
|  baling when conducted within a building |   |   |   |   |   |   |   |   |   |   | S | S |
| Second hand goods store |   |   |   |   |   |   |   | P |   |   | P | P |
| Sheet metal shops, custom fabrication |   |   |   |   |   |   |   | P |   | P | P | P |
| Shoe store |   |   |   |   |   | P | P | P |   |   |   |   |
| Shoe repair |   |   |   |   |   | P | P | P |   |   |   |   |
| Sign painting, exclusive of manufacture |   |   |   |   |   |   | P | P |   |   | P | P |
| Signs & advertising display (article 8) |   |   |   |   |   |   |   |   |   |   |   |   |
| Sporting goods sales |   |   |   |   |   | P | P | P |   |   |   | P |
|  Stonecutting, monument manufacture |   |   |   |   |   |   | P |   |   | P | P | P |
| Storage yard |   |   |   |   |   |   |   |   |   |   | P | P |
| Tailors, dressmakers, milliners |   |   |   |   |   | P | P | P |   |   |   |   |
| Taverns |   |   |   |   |   | P | P | P |   |   | P |   |
| Theaters, housed in a permanent building |   |   |   |   |   |   | P | P |   |   |   |   |
| Tire and battery stores |   |   |   |   |   |   | P | P |   |   | P | P |
| Trailer rental |   |   |   |   |   |   | P | P |   |   | P | P |
| Transportation Services |   |   |   |   |   |   | S | S |   | P | P |   |
| Upholstery shop |   |   |   |   |   | P | P | P |   |   | P |   |
| Variety Stores |   |   |   |   |   | P | P | P |   |   |   |   |
| Ware houses |   |   |   |   |   |   |   | P |   | P | P | P |
| Welding shops |   |   |   |   |   |   |   | P |   | P | P |   |
|  Wholesale |   |   |   |   |   |   |   | P |   | P | P | P |
|  |  |  |  |  |  |  |  |  |  |  |  |  |