

Summary of Zoning Districts - City of Salina, Kansas

AGRICULTURAL/ RESIDENTIAL

**More
Restrictive**

A-1 AGRICULTURAL DISTRICT

This district is designed to reflect the pattern of land uses that are found in the rural areas of the city. Permitted uses include agriculture, cemeteries, churches, single-family dwellings, public service and public utility uses, recreational and social facilities, riding stables and rural oriented uses as conditional use permits. Single-family residences must be on a four (4) acre minimum site. Minimum front yard setback: 50 ft. Side Yard Setback: 10 ft. Residential, 25 ft. Non-residential. Maximum height: 45 ft.

RS SINGLE-FAMILY RESIDENTIAL SUBURBAN DISTRICT

This district is intended to provide a transitional area between urbanized development and rural agricultural areas expecting to urbanize upon the availability and extension of municipal services and facilities. Provides for single-family dwellings and compatible uses, at a density not less than one acre per dwelling unit. Minimum setbacks: front yard setback: 50 ft., side yard: 10 ft. Residential, 25 ft. Non-residential. Maximum height : 35 ft..

R SINGLE-FAMILY RESIDENTIAL DISTRICT

This district is designed to provide a single-family dwelling zone at density of not less than 8,500 sq. ft. per dwelling unit (5.1 units/acre). Minimum setbacks: front yard setback: 30 ft., side yard: 7.5 ft. residential. Maximum lot coverage: 30%. Maximum height: 35 ft.

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

This district is designed to provide for development of single-family detached neighborhoods and to permit other uses customarily associated with residential neighborhoods such as group homes, parks, schools, religious assemblies, day care facilities, among others; and numerous non-residential uses such as recreation fields, cultural facilities, community centers, bed and breakfast inns, and other uses by conditional use permits. Establishes a minimum lot area of 6,000 sq. ft. for single-family dwellings. Minimum setbacks: front yard setback: 25 ft., side yard: 7.5 ft. Maximum lot coverage 35%. Maximum height: 35 ft.

R- 2 MUTIPLE-FAMILY RESIDENTIAL DISTRICT

This district allows uses similar to "R-1" District but also includes two-family attached and detached dwellings (duplexes). Requires 6,000 sq. ft. for single-family dwellings and 3,000 sq. ft. per dwelling unit for two-family dwellings. Minimum setbacks: front yard setback: 25 ft., side yard: 7.5 ft. Residential, 20 ft. Non-residential. Maximum lot coverage: 35%. Maximum height: 35 ft.

R- 2.5 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

This district provides for the same uses at R-2, but includes multiple-family dwellings at a minimum of 2,000 sq. ft. per dwelling unit. No single lot may have less than 6,000 sq. ft. in area (21.8 units/acre). Minimum setbacks: front yard setback: 25 ft., side yard: 7.5 ft. Maximum lot coverage: 40%.

R- 3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

This district provides for multiple-family development at minimum of 1,000 sq. ft. per dwelling unit. No single lot may be less than 6,000 sq. ft. in area (43.6 units/acre). Minimum setbacks: front yard setback: 25 ft., side yard: 7.5 ft. Residential, 20 ft. Non-residential. Maximum lot coverage: 40%. Maximum height: 75 ft. Professional offices are allowed by a conditional use permit.

MH MANUFACTURED HOME PARK DISTRICT

This district allows single-family homes, manufactured homes, modular homes and mobile homes. Two (2) sub districts exist within the Manufactured Home Park District. In the "MH-S" (Manufactured Home-Subdivision), all manufactured homes are to be placed on individually subdivided lots. In the "MH-P" (Manufactured Homes-Park) all manufactured homes may be placed on rented spaces within the manufactured home parks. Requirements as follows:

MH-S Minimum lot area: 6,000 sq. ft. Minimum setbacks: front yard setback: 20 ft., side yard: 7.5 ft.. Maximum lot coverage: 35%, Maximum structure height: 35 ft.

MH-P Minimum lot area: 4,000 sq. ft. Minimum setbacks: front yard: 20 ft., Minimum separation between units: 15 ft. Maximum lot coverage 40%, Maximum height: 35 ft.

**Less
Restrictive**

COMMERCIAL

**More
Restrictive**

C-1 RESTRICTED BUSINESS DISTRICT

This district provides for a restricted commercial alternative to multiple-family development adjacent to arterial streets and highways, and at the same time avoiding the typical strip commercial development. A very limited number of non-retail businesses are permitted, such as business and professional offices, medical and dental clinics, mortuaries and banks. Maximum height: 30 ft. Setbacks: Front Yard: 25 ft., Side Yard: 8 ft., Maximum lot coverage: 30%

C-2 NEIGHBORHOOD SHOPPING DISTRICT

This district is designed to permit areas of convenience shopping facilities of no less than one (1) acre that are located to serve one (1) or more residential neighborhoods. All business establishments must be retail or service establishments dealing directly with consumers within a completely enclosed building. Maximum height: 50 ft. Setbacks: Front Yard: 25 ft., No Side or Rear Yard setbacks required unless next to a residential district, than the minimum setback is 15 ft. Maximum lot coverage: 35%.

C-3 SHOPPING CENTER DISTRICT

This district is designed to provide a district of no less than one (1) acre for a relatively broad range of retail shopping facilities which consist of specialty shops and stores. Uses may include shopping malls, department stores, grocery stores, hotels and motels, restaurants and gas stations. Maximum height: 35 ft. Setbacks: Front Yard: 25 ft., No Side or Rear Yard setbacks required unless next to a residential district, than the minimum setback is 15 ft. Maximum lot coverage: 40%.

C-4 CENTRAL BUSINESS DISTRICT

This district provides for a broad range of retail shopping facilities which are contained in the Central Business District or core area of the community. Establishes no minimum parking, minimum lot size or maximum lot coverage requirements. 15 foot setbacks are required if next to a residential district. All business, service, storage and display of goods must be conducted within a completely enclosed building. Some accessory outdoor uses allowed with a conditional use permit. Conditional Uses include drinking establishments with less than 30% food sales, home improvement centers, pawnshops and tattoo parlors. Prohibited uses are Massage parlors, mini-warehouses and payday loan companies.

C-5 SERVICE COMMERCIAL DISTRICT

This district is designed for those business and commercial uses which draw their customers from motorists on the highway, or for whom a location on a highway or arterial street is especially useful or necessary. General business activities include auto sales and service, carwashes, equipment rental and RV sales and service. Maximum structure height: 50 ft. Setbacks: Front Yard: 25 ft., No Side or Rear Yard setbacks unless next to a residential district, than the minimum setback is 10 ft. Maximum lot coverage: 50%. Outdoor storage and display are allowed in this district.

C-6 HEAVY COMMERCIAL DISTRICT

This district is designed for commercial uses which deal with the sale and/or service of heavy equipment or products. Permitted uses include: automobile repair (body) shops, mini-warehouses, lumber yards, gasoline service stations and public utilities. Maximum height: 50 ft. Setbacks: Front Yard: 25 ft., No Side or Rear Yard setbacks unless next to a residential district, than the minimum setback is 10 ft. Maximum lot coverage: 50%.

C-7 HIGHWAY COMMERCIAL DISTRICT

This district is designed to permit the development of service uses associated with interchange areas and other locations along major limited access highways. At certain access points food, lodging, motor vehicle service and fuel providers can be clustered to provide convenient service to the traveling public. The uses permitted in this district are required to be in an enclosed structure or effectively screened and the premises are to be appropriately landscaped so as to protect and enhance the appearance of interstate entrances and major arteries having access to the city. Permitted uses include: hotels/motels, gasoline service stations/convenience stores and truck stops. Maximum height: 50 ft. Setbacks: Front Yard: 25 ft., No Side or Rear Yard setbacks unless next to a residential district, than the minimum setback is 20 feet. Maximum lot coverage: 50%

**Less
Restrictive**

INDUSTRIAL

**More
Restrictive**

I-1 INDUSTRIAL PARK DISTRICT

This district is designed to permit a broad range of industrial activities within certain limitations. Limited industrial activities in a planned industrial or business park environment. Requires paved off-street parking areas. The uses permitted in this district are required to be in an enclosed structure and all premises are to be landscaped according to an approved landscape plan. All walks, drives and parking areas shall be all-weather surfaced. Maximum height: 50 ft. Setbacks: Front Yard: 35 ft., Side Yard: 20 ft. No minimum lot size. Maximum lot coverage: 35%

I-2 LIGHT INDUSTRIAL DISTRICT

This district is designed to permit industrial activities that are apt to have an extensive impact on the surrounding areas. Light industrial activities including manufacturing, contractor's storage yard, medical fabrication and assembly. No maximum height limit. Setbacks: Front Yard: 25 ft., Side and Rear Yard: 0 ft. unless next to a residential district, than the setback is 10 ft. Minimum lot size: 5,000 sq. ft., Maximum lot coverage: 50%.

I-3 HEAVY INDUSTRIAL DISTRICT

The I-3 district is designed for those industries which are apt to have an extensive impact on the surrounding area. If possible, I-3 district should be separated from residential districts and the more restricted business districts by intervening or restrictive industrial or commercial zones. All permitted uses in the I-2 District plus manufacturing such as concrete plants, fuel storage and salvage yards. No maximum height limit. Setbacks: Front Yard: 25 ft., Side and Rear Yard: 0 ft. unless next to a residential district, than the setback is 10 ft. Minimum lot size: 5,000 sq. ft., Maximum lot coverage: 50%.

**Less
Restrictive**

PUBLIC USE

P-(PF), P-(EF), P-(EX) PUBLIC USE DISTRICT

This district is intended to accommodate many of the city's public, semi-public and governmental facilities in areas of the city that have been assigned public/semi-public or parks/open space future land use designation in the Comprehensive Plan. Its purposes are to provide suitable locations for governmental and educational facilities which serve a public need in the community; to accommodate the operational needs of public buildings, facilities and uses; and to insure sufficient land area, open space, buffering and access control are provided by public uses so as to minimize adverse impacts on adjacent land uses.

P-(PF) Permitted uses in the Public Facilities District include animal shelters, community centers, public parks, fire stations, governmental buildings and offices, indoor recreation centers and libraries.

P-(EF) Permitted uses in the Educational Facilities District include elementary and secondary schools and school administrative offices, accessory storage buildings, school bus parking, greenhouses, gymnasiums and outdoor sports and recreation fields.

P-(EX) Permitted uses in the Exposition Facilities District include aquatic centers, commercial expositions and trade shows, convention centers, meeting spaces, including licensed drinking and dining facilities, public parks and playgrounds, public recreation centers and sporting events.

OTHER DISTRICTS

PDD or PC PLANNED DEVELOPMENT DISTRICT

This district is intended to provide flexibility in the use and design of land and structures to encourage more creative and innovative development, promote efficient land use with smaller networks of utilities and streets, encourage the preservation and best use of the natural features of the site, and to accommodate the integration of multiple uses into a single development. All PDD districts shall designate a zoning district use group with selected uses allowed. All development shall be in accordance with an approved Final Development Plan.

HM (HOSPITAL-MEDICAL) DISTRICT

This district is intended to give hospital oriented functions more flexibility in development and design compatible with health care delivery than they would have if located in a residential or commercial district; and to permit the establishment of the types of uses which ordinarily cluster around a hospital

or medical center. Permitted uses include medical and dental offices and clinics, hospitals and pharmacies. Maximum height: 6 stories. Setbacks: Front Yard: 0 ft. on Santa Fe Avenue, 15 ft. on 5th Street and 25 ft. on any other public street, Side or Rear Yard: 0 ft. unless next to a residential district, than 25 ft. Minimum lot size: 7,500 sq. ft. Medical use. Maximum lot coverage: 90%.

U UNIVERSITY DISTRICT

The U district is designed to be used separately as a district zone or in combination with any one (1) or more of the residential districts. The principal functions of this district are to give the university-oriented functions more flexibility than they would have if located in a residential district; and to permit the establishment of the types of uses which ordinarily cluster about a university, but which are not located on university property. Permitted uses include colleges, universities, libraries, auditoriums, laboratories, chapels, offices and dormitories. No maximum height. Setbacks, Front Yard: 50 ft. Side Yard: 7.5 ft. Minimum lot area: 6,000 sq. ft. Maximum lot coverage: 30%.

HC HERITAGE CONSERVATION OVERLAY DISTRICT

This district provides for the designation of individual properties as historic landmarks or groups of structures as an historic district. Historic designation does not change the base zoning classification of underlying properties. Nominations for landmarks or historic districts are made by petition of property owner(s) Heritage Commission or City Commission. Exterior changes to designated landmarks and district properties requires the submission of a Certificate of Appropriateness Application for approval by Salina Heritage Commission in compliance with established design guidelines.

(Rev. 1/7/19)