

ORDINANCE NO. G- 1432

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 October 24, 2024, 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: Article 3 – Rules and Definitions of the El Dorado Zoning Regulations, is hereby amended to read as follows:

1.A.(1). g. The word “Board” means the Planning Commission.

Section 2: Article 5 – District Regulations, R-3 Multiple Family Dwelling District of the El Dorado Zoning Regulations is hereby amended to read as follows:

4. C. A lot on which there is erected a multiple-family dwelling shall contain an area of not less than 7,500 square feet, or 2,500 square feet per dwelling unit, whichever area is the larger, except that this regulation shall not apply to dormitories or rooming and lodging houses where no cooking is done in individual rooms or apartments. The Planning Commission may increase the intensity of use for multiple-family dwellings by one residential unit, if all of the following conditions can be met:

Section 3: Article 12 – Board of Zoning Appeals of the El Dorado Zoning Regulations is hereby amended to read as follows:

1. Formation: The word “Board” when used in this article shall mean Planning Commission. The Board shall adopt rules of procedure as may be necessary and proper to govern its own proceedings; such rules shall not be in conflict with other laws, regulations or ordinances. Meetings of the Board shall be held at the call of the chairman and at such other times as the Board may determine. The Board shall keep minutes of its proceedings, showing the description of evidence presented, the findings of fact by the Board, the decision of the Board, and the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be filed in the office of the City Clerk and shall be public record.

Section 4: Article 14 – Administration of the El Dorado Zoning Regulations is hereby amended to read as follows:

2.B.(3) Receive, file, and forward to the Planning Commission the records in all appeals and all applications for variances.

2.B.(5) Maintain for distribution to the public a supply of copies of the zoning map or maps, the compiled text of the zoning regulations, and the rules of the Planning Commission.

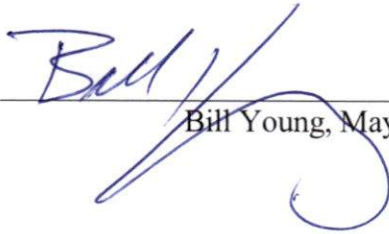
Section 5: All ordinances in conflict herewith are hereby repealed.

Section 6: In all other respects, the Zoning Regulations of the City of El Dorado, Kansas, shall be and remain unchanged.

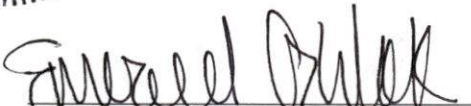
Section 7: This Ordinance shall take effect and be in full force from and after its publication once in the official city newspaper.

PASSED and approved by the Governing Body of the City of El Dorado, Kansas, this 18th day of November 2024.



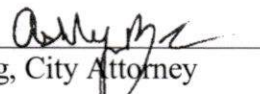


Bill Young, Mayor



Emerald Ashlock, City Clerk

APPROVED AS TO FORM:



Ashlyn Lindskog, City Attorney