City of Haysville, Kansas

ZONING HIERARCHY CHART

Further details on the dimensional and use standards for each zoning district may be found in the Zoning Regulations or may be requested from the Zoning Administrator. Publication of this zoning hierarchy chart authorizes the Planning Commission to recommned a more restrictive zoning district than requested on a zone change application without additional notice.

MOST RESTRICTIVE

LEAST RESTRICTIVE

District Color	District Symbol	District Name	Description of District	Compatible Land Use
	SF-15	Single-Family Suburban	Designed for large lot, single-family homes in areas with some public services and soils suitable for septic tanks.	Residential
	SF-5	Single-Family	Traditional single-family development in areas with all public services.	Residential
	SF-3	Single-Family Urban	Supports smaller-lot housing, including traditional detached homes, townhouses, and patio homes.	Residential
	TH	Tiny Home	Intended specifically for tiny home development and compitable land uses.	Residential
	TF	Two-Family	Allows traditional detached single-family homes, townhouses and duplexes.	Residential
	MF4	Multi-Family Four	Supports a range of residential development, including single-family homes, duplexes, triplexes, and fourplexes.	Residential
	MH	Manufactured Home	Intended specifically for manufactured home development and compitable land uses.	Residential
	MU-R	Mixed-Use Residential	Combines residential and small-scale commercial uses while maintaining a primarily residential character. Housing may range from single-family homes to multi-family and live-work spaces.	Residential & Neighborhood Mixed Use
	MU-C	Mixed-Use Commercial	Supports a stronger commercial character with a mix of residential and commercial development, including multi-family housing, live-work spaces, and general commercial uses.	Neighborhood Mixed use & Commercial
	LC	Light Comercial	Provides for community-serving retail and commercial businesses such as stores, offices, resturants, and medical services.	Commercial
	HMC	Hotel and Motel Commercial	Intended for businesses serving transient guests and entertainment activities, including hotels, event centers, and indoor entertainment.	Commercial
	HC	Heavy Commercial	Accomodates commercial uses requiring larger sites or generating more vehicle traffic, such as car washes, vehicle sales, home improvement centers and other service businesses.	Commercial & Commercial Mixed Use
	LI	Light Industrtial	Provides for lower-impact industrial businesses that do not require larger sites or generate significant traffic, noise, odors, dust, smoke, glare, or vibration.	Commercial Mixed Use & Industrial
	HI	Heavy Industrial	Allows industrial uses with the potential for limited environmental impacts, including some noise, odors, dust, vibration, or use of hazardous materials.	Industrial