

ARTICLE 4

"R-1" SINGLE FAMILY RESIDENTIAL DISTRICT

4.1 PURPOSE AND INTENT

The "R-1" Single-Family Dwelling District is established for the purpose of low density single-family dwelling control and to allow certain public facilities and conditional uses. It is intended that no uses be permitted in this district that will tend to devalue property for residential purposes or to interfere with the health, safety, order, or general welfare of persons residing in the district. Regulations are intended to control density of population and to provide an environment conducive for family life in a district characterized by attractively landscaped lots and open spaces.

4.2 PERMITTED USES

The following uses and structures, and no others, are permitted in the "R-1" Single-Family Residential District.

1. Single-Family Dwelling - Detached. This shall include sectional or modular housing attached to permanent foundations, but not single-wide or double-wide mobile homes.
2. Vegetable and flower gardens, trees, shrubs and lawns, non-commercial orchards, and other landscaping as it relates to residential use.
3. Public parks, playgrounds and recreation areas, and related buildings operated by a public agency.
4. Customary accessory uses and structures located on the same lot with the principle use and which do not include any activity or use unrelated to the principle use.
5. Temporary office or storage structures incidental to construction work, provided that such use shall be permitted only during the construction period and thirty (30) days thereafter.
6. Public utility equipment, including utility poles, overhead lines, underground pipes, and meter stations. This shall not include utility substations housed within enclosed structures.

4.3 CONDITIONAL USES

The following uses and structures may be permitted only after they have been reviewed and approved as required by Article 21.4.

1. Churches, or similar places of worship.
2. Greenhouses and floral shops, and their accessory uses.
3. Public libraries, museums, places of historic interest, or similar public buildings and philanthropic institutions.
4. Nursing homes and homes for the aged approved and licensed by the State of Kansas.
5. Board home designated and regulated by the State of Kansas as a family foster home providing twenty-four-hour-a-day care for one to four (4) nonrelated children with a maximum of six (6) children under sixteen (16) years of age, including the provider's children.
6. Group home. A dwelling occupied by not more than ten (10) persons, including eight (8) or fewer physically handicapped, mentally retarded or other developmentally disabled persons who need not be related by blood or marriage and not to exceed two (2) staff residents who need not be related by blood or marriage to each other or to the physically handicapped, mentally retarded or other developmentally disabled residents of the home, which dwelling is licensed by a regulatory agency of the State of Kansas.
7. Community buildings or neighborhood centers, recreation fields, sporting or athletic facilities operated by a not-for-profit entity.
8. Golf courses, except miniature golf courses and driving tees.
9. Public utility uses and public services, as follows:
 - a) Enclosed structures housing utility substations.
 - b) Elevated water towers.
 - c) Elevated communication towers operated by the public utility.
 - d) Police and Fire Stations.
10. Home occupations, in conformance with Article 16.

4.4 LOT SIZE REQUIREMENTS

No building shall be erected or altered on a lot which makes provisions for less than seven thousand five hundred (7,500) square feet of lot area. Minimum lot widths shall not be less than 60 feet at the building setback line and minimum lot depths shall not be less than 100 feet. For all other permitted uses which do not require an enclosed structure, the lot shall not be less than twelve thousand (12,000) square feet.

4.5 LOT COVERAGE

The maximum lot coverage by all buildings, principle and accessory, shall not exceed forty-five (45) percent. Not more than one single-family dwelling may be placed on a lot.

4.6 YARD REQUIREMENTS

The following minimum yard requirements shall apply in all "R-1" Single-Family Residential Districts.

1. Front Yard:
 - a) Each lot in the "R-1" Single Family Residential District shall have a front yard of not less than twenty-five (25) feet.
 - b) Where platted lots have a double frontage, or are located at the intersection of two streets, the required front yard shall be provided on both streets.
2. Side Yard:
 - a) There shall be a side yard on each side of a building, having a width of not less than ten (10) feet.
3. Rear Yard:
 - a) Each lot in the "R-1" Residential District shall have a rear yard having a depth of not less than twenty-five (25) feet.
4. Yard setback requirements in excess of the above requirements that are part of a recorded subdivision plat shall be observed when a building permit is issued. Yard setback requirements that are less than the above minimums that are part of a recorded plat shall not govern, and a building permit shall be issued only for the minimum standards imposed by this ordinance. In the event that a recorded subdivision plat does require greater yard setback requirements, the provisions of Article 4.8 "Projections Into Yards" shall still apply.

4.7 HEIGHT REGULATIONS

No building shall exceed two and one-half (2-1/2) stories nor thirty-five (35) feet in height. Chimneys, flagpoles, television antennae, and similar structures shall be excluded in determining height.

4.8 PROJECTIONS INTO YARDS

1. The following elements may project into or be erected into any required yard.
 - a) Landscaping elements.
 - b) Fences and walls, not to exceed a height of six (6) feet.
 - c) Open porches and paved patio areas.
 - d) Necessary elements for the delivery of utility services.
2. The following structures may project into any required yard, but not more than four (4) feet.
 - a) Chimneys and fireplace structures provided they are not wider than ten (10) feet.
 - b) Eaves, sills, cornices, and similar architectural features.
 - c) Stairways, balconies, and awnings.

4.9 PARKING REQUIREMENTS

1. Two off-street parking spaces shall be provided for each single-family dwelling unit.
2. All other uses, permitted and conditional, shall conform with the parking requirements of Article 15.