

CHAPTER III. "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT

ARTICLE 1. General Provisions

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3-101. APPLICATION. The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations for the "R-1" Single-Family Residential District. The purpose of this District is to provide for platted single-family residential development of a more urban character where public sanitary sewers and water, and other necessary public utilities and services are present to support the development. As such, it is intended to be used only where such public utilities and services are present to serve such development. The District is also designed to protect the preserve existing development of a similar character.

3-102. USE REGULATIONS. In District "R-1", no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, relocated, or altered except for one or more of the following uses:

1. Single-family dwellings.
2. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, powerhouses, interlocking towers, and fueling, sanding, and watering stations.
3. Churches and other buildings used for the purpose of religious worship.
4. Public parks, playgrounds, golf courses, recreational community buildings, museums, administrative buildings, libraries, police stations, and fire stations.
5. Temporary buildings, the use of which is incidental to construction operations or sale of lots during development being conducted on the same or adjoining tract of subdivision, but not for use as a residence, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of one year from the time erection of such temporary buildings, whichever is sooner.
6. Group Homes as defined by K.S.A. 12-736, as amended.
7. Accessory uses customarily incident to the above uses and located on the same lot therewith.

- 3-103. PERFORMANCE STANDARDS. The Performance Standards for permitted uses are contained in Chapter 13 of these Regulations.
- 3-104. PARKING REGULATIONS. The Parking Regulations for permitted uses are contained in Chapter 14 of these Regulations.
- 3-105. OFF-STREET LOADING REGULATIONS. The Off-Street Loading Regulations for permitted uses are contained in Chapter 15 of these Regulations.
- 3-106. SIGN REGULATIONS. The Sign Regulations are contained in Chapter 16 of these Regulations.
- 3-107. HEIGHT, AREA, AND BULK REGULATIONS. In the “R-1” Single-Family Residential District, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows:
1. HEIGHT. Buildings or structures shall not exceed 35 feet and/or 2 ½ stories in height.
 2. FRONT YARD. The depth of the front yard shall be at least 25 feet.
 3. SIDE YARD. The depth of the side yard shall be at least 10 feet.
 4. REAR YARD. The depth of the rear yard shall be at least 20 feet.
 5. LOT DIMENSIONS. The minimum width of a lot shall be 90 feet. The minimum depth of a lot shall be 125 feet.
 6. LOT AREA PER FAMILY. Every dwelling hereafter erected, constructed, reconstructed, moved, or altered, shall provide a minimum lot area of 11,250 square feet per family.

The Area and Bulk Regulations are also set forth in the chart found in Chapter 17. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

- 3-108. SUPPLEMENTARY HEIGHT, AREA, AND BULK REGULATIONS. The Supplementary Height, Area, and Bulk Regulations are contained in Chapter 18 of these Regulations.
- 3-109. SUPPLEMENTARY USE REGULATIONS. The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Chapter 19 of these regulations.