

Chapter 13

R-5 – Garden and Patio Homes, Townhouses and Condominiums

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13.00 Statement of Intent

The zoning of property as R-5 Multi-Family district is intended to provide for the development of well designed Garden homes, Townhouses, and condos with emphasis on open space and access to light and air.

13.01 Permitted Uses

A. Townhouse – A one family townhouse dwelling unit, with a private entrance which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light and ventilations.

B. Garden and Patio Home – A detached or common walled single family patio house unit situated on a reduced size lot that orients outdoor activities within designated rear or side yard patio areas.

C. Condominium – A multiple dwelling condominium development containing individually owned dwelling units and jointly owned and shared areas and facilities, pursuant to the condominium laws of the State of Kansas.

13.02 Height and Area Regulations for R-5 Developments

The maximum height of buildings and structures, the minimum dimensions of lots, setbacks for parking/paving and yards, and the minimum site area per dwelling unit permitted on any lot shall be as follows, except as provided in Height and Area Exceptions:

A. Maximum height:

Residences – two (2) stories, not exceeding thirty-five (35) feet from finished grade

B. Minimum dwelling unit – 1,200 square feet

13.03 Other Uses and Regulations

Other uses and regulations regarding this district please refer to Special Uses – Chapter 21, Accessory Uses & Structures – Chapter 22, Parking & Loading – Chapter 23, Landscaping & Screening – Chapter 24, and Nonconforming Situation – Chapter 25.