

Chapter 8 RR - RURAL RESIDENTIAL DISTRICT

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8.00 Statement of Intent

The zoning of property as RR, Rural Residential District, is intended to provide for development of single-family detached dwellings at a density which does not exceed one (1) dwelling unit per five (5) acres. In addition, other uses which are compatible with the large-lot/low-density residential character of this district would be permitted under certain conditions. Property zoned RR should include only those tracts which abut or are in close proximity to existing large-lot single-family development where a neighborhood character of single-family dwellings on large lots has been established.

8.01 Permitted Uses

No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses set forth herein, or similar uses, subject to all applicable development and performance standards.

The following uses shall be permitted in the Rural Residential district, subject to the performance standards in Section Development and Performance Standards below.

http://www.olatheks.org/Forms_Documents/udo/5a678eb.htm

1. Single-family residences with a minimum of 1,800 square feet living space.

8.02 Height and Area Regulations for RR Developments

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

A. Minimum lot area per dwelling unit – five (5) net acres

B. Maximum height:

1. Residences -- two and one-half (2½) stories, not exceeding thirty-five (35) feet from finished grade

2. Non-residential structures and uses - seventy-five (75) feet, provided such structure is set back from all property lines a distance equal to or greater than its height

C. Minimum front yard -- fifty (50) feet from street right-of-way

D. Minimum side yard:

1. Total side yards shall be twenty (20) percent of the width of the lot; no side yard may be less than twenty (20) feet.

2. Corner lots -- thirty (30) feet from street right-of-way.

E. Minimum rear yard -- seventy-five (75) feet

F. Minimum lot width -- two hundred (200) feet

G. Minimum parking/paving setbacks for nonresidential uses

1. Fifty (50) feet from street right-of-way

2. Twenty (20) feet from property lines other than street right-of-way

H. Maximum lot coverage – thirty-five (35%) percent

Related Information: Design Guidelines; Residential Neighborhood Design Manual

8.03 Development and Performance Standards for RR Developments

A. Parking and Loading – See Chapter 23

B. Sign – Chapter 27

C. Landscaping and Screening – See Chapter 24 and Subdivision and Lot Splits – Chapter 28

D. Where development utilizing lagoons or septic tanks are proposed, applicant shall submit a septic tank/ lagoon suitability study to the City at the time of filing the application for Rural Residential zoning and must be approved by the City Council. Plumbing must be capable of attaching to a community/public sewer system if/when available.

E. No noise levels shall be generated that exceed the levels permitted in Chapter 6, Zoning Districts.

Related Information: Design Guidelines; Residential Neighborhood Design Manual

8.04 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 Situations- Chapter 25.