

Chapter 18.230
RP-5 PLANNED APARTMENT HOUSE DISTRICT

Sections:

- 18.230.010 Statement of intent
- 18.230.020 Permitted uses
- 18.230.030 Height and area regulations
- 18.230.040 Parking regulations
- 18.230.050 Development and performance standards

18.230.010 Statement of intent

It is the intent of the RP-5, Planned Apartment House District, to provide quality garden apartments and townhouses in a higher-density setting, while ensuring that livability, property values, open spaces, high levels of landscaping, safety and the general welfare will be sustained. (History: Ord. ZRR-1725; ZRR-1635; ZRR-1344 §1; ZRR-1202 §3)

18.230.020 Permitted uses

No building, structure, land or premises shall be used and no structure shall be hereafter erected, constructed, reconstructed, or altered except for one or more of the following uses, subject to the development and performance standards set forth in Section 18.230.050.

- A. Multi-family dwellings, including garden apartment buildings.
- B. Utility structures, subject to the provisions set forth in Section 18.250.050(H). (History: Ord. ZRR-2262 §8, 2001; ZRR-1725; ZRR-1637; ZRR-889 §18.16)

18.230.030 Height and area regulations

The maximum height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per dwelling permitted on any lot shall be as follows, except as otherwise provided in Chapter 18.420:

- A. Maximum height:
 - 1. Multi-family buildings -- three stories, not exceeding 45 feet.
 - 2. Accessory structures and uses -- one story, not exceeding 20 feet and not exceeding the height of the main structure.
 - 3. Apartment complex clubhouses -- two stories, not exceeding 30 feet.
- B. Minimum setbacks:
 - 1. All main structures shall be located at least 15 feet from any lot line, except where the lot line abuts a street.
 - 2. Where a lot line abuts a street, the minimum setback for main structures shall be

Chapter 18.230

as follows:

- a. 40 feet from an interstate, highway or freeway;
 - b. 20 feet from a thoroughfare; or
 - c. 10 feet from a super-collector, collector or any other street.
3. All accessory structures shall be located at least 10 feet from any interior lot line.
 4. All accessory structures shall be at least 20 feet from any lot line which abuts a street.
 5. The minimum setback between buildings on the same lot shall be 15 feet.
 6. For Infill or Redevelopment projects, the perimeter setback along a public street shall not be less than the average setback for residential uses along the same and facing block faces.

C. Net site area per dwelling unit -- 2,650 square feet (16.4 units per net acre).
(History: Ord. ZRR-2848 §13, 2010; ZRR-2698 §8, 2007; ZRR-2134 §2, 98; ZRR-1725; ZRR-1637; ZRR-1344; ZRR-1202; ZRR-889 §18.16)

18.230.040 Parking regulations

Parking spaces shall be provided at the following rates:

| <u>Dwelling Unit</u> | <u>Number of Spaces Required per Unit</u> |
|----------------------|---|
| Studio/efficiency | 1.33 |
| 1 bedroom | 1.5 |
| 2 bedroom | 1.8 |
| More than 2 bedrooms | 2.0 |

It is further provided that covered parking in the form of garages or carports shall be designed as part of the project and provided for at the minimum rate of one space for each two dwelling units. The construction of one-half of the required covered parking may be deferred. See Chapter 18.50 for other parking requirements.

(History: Ord. ZRR-1725; ZRR-1637; ZRR-1427; ZRR-889 §18.16)

18.230.050 Development and performance standards

- A. Unless exceptional circumstances are demonstrated, no RP-5 district shall be located in areas designated as Low-Density Residential on the Future Development Plan. Exceptional circumstances shall be determined at the discretion of the Planning

Commission or the Governing Body and shall be supported by findings stated in the record.

- B. No RP-5 development shall have a property line common with properties zoned R-1 or undeveloped property designated as Low-Density Residential on the Future Development Plan. This provision shall not apply if the adjoining R-1 property is used for a church, school, cemetery, park or other non-residential land use.
- C. Property zoned RP-5 shall have frontage and its main access directly on thoroughfares as designated in the Overland Park Comprehensive Plan.
- D. The maximum lot coverage shall be 60%.
- E. Pedestrian circulation systems (sidewalks, walkways and paths) shall be located and designed to provide adequate physical separation from vehicles along all public and private streets and drives and within any parking area.
- F. Site drainage patterns shall be designed, graded and constructed so as to prevent surface drainage from collecting on and flowing across pedestrian paths, walks and sidewalks.
- G. On land having a natural slope of seven feet or greater vertical change in 100 feet horizontal distance, the Planning Commission may approve buildings to be occupied for residential purposes of a height of four stories, not exceeding 60 feet, in the downhill portion upon submittal of preliminary site and building plans. Such approval shall be given only after the Planning Commission has satisfied itself that adequate natural light and air will be available to all dwelling units and that no occupant shall be required to traverse more than one story of stairs from the building entrance to the highest or lowest occupied story.

(History: Ord. ZRR-2848 §14, 2010; ZRR-2698 §9, 2007; ZRR-2285 §7, 2001; ZRR-2134 §3, 98; ZRR-1725; ZRR-1637; ZRR-889 §18.08)

[Next Page is 18-1500]