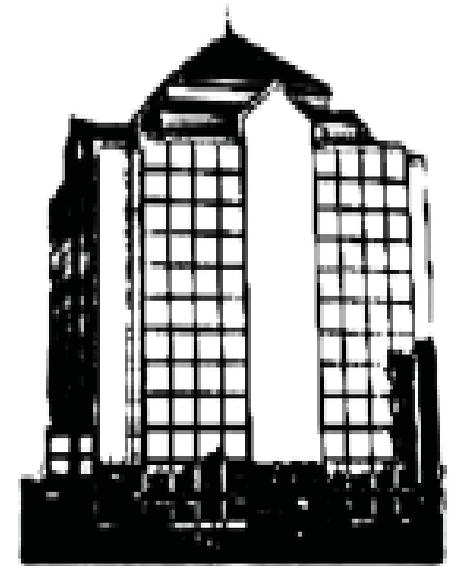


Overland Park Zoning Districts

Current Planning

Summary Guide



C-1 Restricted business district

CP-1 Planned restricted business district

Uses: Generally any C-O use, retail stores, sit down restaurants, veterinarian offices (domesticated pets only).

Front yard: 15 ft. minimum, buildings over 30 ft., 15 ft. plus 1 ft. for every 5 ft.

Side yard: None unless abutting R-1 through C-O zoning then equal to adjacent district, plus 1 ft. for every 6 ft. over 30 ft. of height.

Side Yard, Corner Lot: 15 ft. plus 1 ft. for every 4 ft. over 30 ft. of height.

Rear yard: None unless abutting R-1 through C-O then minimum 10 ft. plus 1 ft. for every 6 ft. over 30 ft. of height

Height: C-1, 40 ft.; CP-1, no height restrictions.

C-2 General business district

CP-2 Planned general business district

Uses: Generally any C-1 use and appliance repair, gas stations, new automobile and truck sales, petroleum products, department stores, drive thru restaurants, automotive services.

Front yard: 15 ft. minimum; buildings over 30 ft., 15 ft. plus 1 ft. for every 4 ft. over 30 ft. of height

Side yard: None unless abutting R-1 through C-O zoning then equal to adjacent district, plus 1 ft. for every 6 ft. over 30 ft. of height.

Side Yard, Corner Lot: 15 ft. plus 1 ft. for every 4 ft. over 30 ft. of height.

Rear yard: None unless abutting R-1 through C-O then 10 ft. plus 1 ft. for every 6 ft. over 30 ft. of height.

Height: C-2, 40 ft.; CP-2, no height restrictions.

C-3 Commercial district

CP-3 Planned commercial district

Uses: Generally any C-2 use, automobile repair and washing, sale or rental of automotive equipment, boats, camping accessories, farm machinery, trucks, trailers, used automobile sales.

Front yard: 15 ft. minimum

Side yard: None unless abutting R-1 through C-O zoning then equal to adjacent district, plus 1 ft. for every 6 ft. over 30 ft. of height.

Side Yard, Corner Lot: 15 ft., plus 1 ft. for every 4 ft. over 30 ft. of height.

Rear yard: None unless abutting R-1 through C-1, then 20 ft. plus 1 ft. for every 6 ft. over 30 ft. of height.

Height: C-3, 40 ft.; CP-3; 144 ft.

MXD Planned mixed use district

Uses: Multi-family dwellings, any use permitted in CP-2, public buildings, schools, parks, religious facilities, auditoriums/conference facilities, hotels, recreation facilities, assisted living.

Setbacks: No setback unless abutting residential or office, then equal to setback in adjoining property plus 1 ft. per 6 ft. over 30 ft. of height.

Frontage: Minimum 30% perimeter street frontage occupied by building wall, remaining 70% occupied by landscaping or decorative masonry wall.

Height: No limit; minimum 50% of total floor area located above ground floor.

BP Business park district

Uses: Generally, any use in C-O, laboratories, manufacturing, offices, printing, restaurants, showrooms, warehousing, wholesaling and limited sales.

District Size: 15 acre minimum.

Setbacks: 50 ft. from any public street at a peripheral property line; 30 ft. from any internal street right-of-way; 20 ft. from any non-residential property line and 75 ft. from any residential property line; 6 ft. for buildings adjacent to an interior lot line. 30 ft for parking from street or residential property.

Height: Buildings 40 ft., other structures, 100 ft.

M-1 Industrial park district

MP-1 Planned industrial park district

Uses: Generally laboratories, manufacturing, processing, warehousing, wholesaling, fabrication of any commodity except junk.

Front yard: 50 ft.

Side yard: Both sides must equal 40 ft. but no side yard less than 10 ft. Corner lots or abutting residential zoning, 20 ft.

Rear yard: 15 ft.

Height: 35 ft., 100 ft. other structures.

M-2 General industrial district

MP-2 Planned general industrial district

Uses: Generally any use in M-1 and C-3, bakeries, carpentry shops, dog kennels, lumber yards, moving and storage facilities.

Front yard: 30 ft.

Side yard: Both sides must equal 40 ft. but no side yard less than 10 ft. Corner lots or abutting residential zoning, 20 ft.

Rear yard: 20 ft.

Height: 35 ft., 100 ft. other structures.

MS-1 Main street district 1

Uses: Any use permitted in C-1, banks, theaters, clubs and drinking establishments, arcades, entertainment or recreational uses, parks, publicly owned buildings. CO uses, and dwellings above the ground floor.

Build to line: Zero for front and sides.

Rear Yard: None Required.

Height: 3 stories.

MS-2 Main street district 2

Uses: Any use permitted in MS-1, any use permitted in C-O, residential uses as part of commercial or office.

Build to line: Zero for front and sides.

Rear Yard: None Required.

Height: 3 stories.

SFD Santa Fe district

Uses: Any use permitted in C-1, department stores, various other retail, gas station, theatres, apartment homes, mixed use buildings, parks, religious facilities, clubs and drinking establishments, automotive services.

Build to Line: 15 ft. for frontage on Santa Fe Drive

Setbacks: 10 ft. all other street frontages, no setback for lot lines not adjacent to public street; except 25 ft. when adjacent to residentially zoned property.

Height: 3 stories.

MD Metcalf district

Uses: Any use permitted in C-3, public parking lots.

Setbacks: 10 ft. for front yard, no setback requirement for side and rear yards unless adjacent to residentially zoned property, then 25 ft.

Height: 40 ft.

DND Downtown neighborhood district

Uses: Town homes, single-family dwellings, recreational facilities for use by development residents.

Lot area, Single-Family: 4,500 sq. ft.

Lot area, Townhomes: 4,356 sq. ft. for town home developments 1-2 acres in size; 3,630 sq. ft. for town home developments 2-3 acres in size; 2,725 sq. ft. for town home developments larger than 3 acres in size.

Lot size; Single-Family: 40-60 ft. wide, average depth of 115 ft.; no requirements for town home units.

Lot size; Townhomes: No requirements.

Front yard: Minimum 10 ft., maximum 20 ft.

Side yard: 6 ft. for single-family, zero for townhome units unless adjacent to other residential.; additional for corner lots.

Rear yard: 25 ft., except for garages oriented toward alley or shared drive, then 18 ft.

Height: 2 1/2 stories, not to exceed 35 ft.



Summary Guide to Zoning Districts

For a complete listing of uses and regulations, please refer to the City of Overland Park Unified Development Ordinance. Properties annexed into the City carry a Johnson County zoning designation until rezoned. For zoning information, visit the city website at www.opkansas.org or contact the Planner of the Day at 913/895-6217.

A Agricultural district

Uses: Generally single-family homes, farming, dairy farming, all uses commonly classified as agricultural.

Lot area: 5 acres minimum

Lot size: 300 ft. of width, 300 ft. of depth.; maximum 3:1 depth/width ratio.

Front yard: 50 ft.

Side yard: 25 ft.

Rear yard: 75 ft.

Height: 2 ½ stories not to exceed 35 ft.

RE Residential estates district

Uses: Generally single-family homes, churches, schools, parks, publicly owned community buildings.

Parcel size: 40 acres minimum

Lot area: 1 acre minimum

Lot size: Minimum 125 ft. width, maximum 3:1 depth/width ratio.

Front yard: 50 ft.

Side yard: 25 ft.

Rear yard: 75 ft.

Height: 2 ½ stories not to exceed 35 ft.

RP-OE Planned open space estate district

Uses: Generally single-family homes, churches, schools, parks, publicly owned community buildings.

Density: Maximum 1 unit per gross acre.

Open space: 40% of gross land area; active recreational areas required.

District size: Minimum 15 acres, unless adjacent to another open space district.

Lot size: 50 ft. width, 115 ft. average depth unless adjacent to open space, then 85 ft. average depth.

Front yard: 15 ft.

Side yard: Must total 20% of property width, not more than 15 ft., but not less than 6 ft.; additional for corner lots.

Rear yard: 25 ft. unless adjacent to open space, then 10ft.

Height: 2 1/2 stories, not to exceed 35 ft.

RP-OS Planned open space single-family residential district

Uses: Generally single-family homes, churches, schools, parks, publicly owned community buildings.

Density: Maximum 5 units per gross acre.

Open space: 30% of gross land area; active recreational areas required.

District size: Minimum 15 acres, unless adjacent to another open space district.

Lot size: 50 ft. width, 115 ft. average depth unless adjacent to open space, then 85 ft. average depth.

Front yard: 15 ft.

Side yard: 6 ft.; additional for corner lots.

Rear yard: 25 ft. unless adjacent to open space, then 10ft.

Height: 2 1/2 stories not to exceed 35 ft.

R-1 Single-family residential district

RP-1 Planned single-family residential district

Uses: Generally single-family homes, churches, schools, parks, publicly owned community buildings.

Lot area: 8,000 sq. ft. minimum

Lot size: 70 ft. of width, 115 ft. average depth

Front yard: 30 ft.

Side yard: Must total 20% of property width, not more than 15ft., but not less than 7 ft.; additional required for corner lots.

Rear yard: 25 ft.

Height: 2 1/2 stories not to exceed 35 ft.

R-1A Single-family residential district

RP-1A Planned single-family residential district

Uses: Generally single-family homes, churches, schools, parks, publicly owned community buildings.

Lot area: 5,000 sq. ft. minimum.

Lot size: 50 ft. of width, 100 ft. average depth.

Front yard: 15 ft. if public street; 25 ft. from curb if private street.

Side yard: 6 ft.; for a zero lot line subdivision, then 12 ft. on one side. Additional required for corner lots.

Rear yard: 25 ft.

Height: 2 1/2 stories not to exceed 35 ft.

RP-1N Planned single-family infill residential district

Uses: Generally single-family homes, churches, parks, schools, publicly owned community buildings.

Lot area: 4,250 sq. ft. minimum.

Lot size: 50 ft. of width, 85 ft. of depth.

Front yard: Minimum 15 ft., maximum 30 ft.

Side Yard: 6 ft.; for a zero lot line subdivision, then 12 ft. on one side; additional required for corner lots.

Rear yard: 20 ft.

Height: 2 1/2 stories not to exceed 35 ft.

R-2 Two-family residential district

RP-2 Planned two-family residential district

Uses: Generally any use in R-1A, duplexes.

Lot area: 8,000 sq. ft. minimum.

Lot size: 80 ft. of width, 115 ft. average depth.

Front yard: 30 ft.

Side Yard: Must total 20% of property width, not more than 15ft., but not less than 7 ft.; additional required for corner lots.

Rear yard: 25 ft.

Height: 2 1/2 stories not to exceed 35 ft.

R-3 Garden apartment district

RP-3 Planned garden apartment district

Uses: Generally any R-2 use, garden apartments.

Density: 3,500 sq. ft. per unit (12.4 units/acre)

Setbacks: 40 ft. from an interstate, highway or freeway; 35 ft. from any collector or thoroughfare; 30 ft. from any other street; 25 ft. from any R-1 lot line; 15 ft. from any other lot line.

Height: 2 stories (30 ft.), except 3 stories (40 ft.) on natural 7% slope.

RP-4 Planned cluster dwelling district

Uses: Generally any R-1 use and residential buildings containing 1-5 units.

Density: 6,000 sq. ft. per unit (7.3 units/acre)

Setbacks: 30 ft. from any public street; 10 ft. from any other property line of the project.

District Size: 1 acre minimum

Height: 2 1/2 stories not to exceed 35 ft.

RP-5 Planned apartment house district

Uses: Generally any R-3 use and multi-family buildings.

Density: 2,650 sq. ft. per unit (16.4 units/acre)

Setbacks: 40 ft. from an interstate, highway or freeway; 30 ft., plus 5 ft. for each story over 1, from a collector or thoroughfare; 30 ft. from any other street, 15 ft. from any other lot line.

Height: 3 stories (45 ft.), except 4 stories (60 ft.) on natural 7% slope.

RP-6 Planned high rise apartment district

Uses: High-rise apartment buildings.

Density: 1,000 sq. ft. per unit (43.6 units/acre)

Setbacks: 40 ft. from an interstate, highway or freeway; 35 ft. from a collector or thoroughfare; 30 ft. from any other street; 20 ft. from any other lot line. Additional

required for every story over 4.

Height: 4 stories minimum.

MHP Mobile home park district

Uses: Generally mobile homes and manufactured homes

Density: 8,712 sq. ft. per unit (5.0 units/acre).

District size: 40 acres minimum.

Lot area: 50 ft. of width, 100 ft. average depth.

Setbacks: 30 ft. minimum setback from any mobile home park boundary line or public street right-of-way; 12 ft. between units or to the edge of a drive surface.

PRN Planned residential neighborhood district

Uses: Generally any type dwelling unit, assisted living, parks, schools, publicly owned buildings, churches.

Mix of Housing Types: 3 dwelling unit types required, but no less than 75% of gross acreage must be single-family and common open space.

Open Space Requirement: 15% of gross land area, one community gathering place.

Access: Private alleys allowed, 5 foot sidewalks required on both sides of street.

Density: Established by rezoning.

District Size: 40 acres, unless adjacent to another PRN district.

Lot size: 85 ft. depth, no minimum width

Front yard: 10 ft. from public street, 20 ft. from back of curb on private street; garages 20 ft. from ROW and 4 ft. behind front facade.

Side yard: 6 ft.; for a zero lot line subdivision, then 12 ft. on one side.

Rear yard: 20 ft.

Height: 45 ft.

Fences: Allowed in front yard, max 3 ft. in height, must be 50% opaque.

C-O Office building district

CP-O Planned office building district

Uses: Generally office buildings, banks, day care and preschools.

Front yard: 30 ft. minimum, buildings over 30 ft., setback equal to height of building, not to exceed 100 ft.

Side yard, interior lot: 18 ft. of height-7 ft; 30 ft. of height – 10 ft; over 30 ft. of height – 20 ft.

Side yard, corner lot: 30 ft. from street for up to 60 ft. of height. Over 60 ft., one-half the height of the building.

Rear yard: 30 ft.

Height: C-O, 30 ft.; CP-O, no height restrictions.