

06.05. "R-2" Small Lot/Zero Lot Line (ZLL) Residential District

It is the intent of this district to provide flexible opportunities for small lot and ZLL single-family attached and detached development with the character of traditional residential neighborhoods.

- A. Primary Land Uses: As allowed by-right and permitted by conditional use per Section 05.03.
- B. Secondary Uses & Structures: As allowed by-right and permitted by conditional use per Section 05.05.
- C. Lot Size Requirements
 - 1. Minimum Lot Area: 5,000 square feet
 - 2. Maximum Lot Area: 10,000 square feet
 - 3. Minimum Lot Width: Fifty (50) feet
 - 4. Minimum Lot Depth: Ninety (90) feet
- D. Setback Requirements
 - 1. Minimum Front Setback: Twenty-Five (25) feet
 - 2. Minimum Side Setback: Five (5) feet
 - 3. Minimum Rear Setback: Fifteen (15) feet
- E. Maximum Lot Coverage: Sixty percent (60%)
- F. Maximum Structure Height: Thirty-Five (35) feet, except as these regulations allow for taller structures by exemption, conditional use, or specific use standard per Article 10.
- G. Use Limitation: No outdoor storage shall be allowed.
- H. Supplemental Provisions:
 - 1. R-1A and R-2A zoning districts existing prior to the adoption of these regulations shall be designated R-2 districts upon the effective date of these regulations.
 - 2. R-3A zoning districts with single-family attached or detached residential primary uses shall be designated R-2 districts upon the effective date of these regulations.
 - 3. Developments zoned R-2 shall not be approved within the Planning Area without executing an annexation agreement with the City. No certificates of occupancy shall be issued prior to annexation.
 - 4. No used buildings or structures shall be allowed to be placed or relocated into R-2 zoning districts.
 - 5. ZLL developments as defined in Section 03.03, shall be subject to the following:
 - a. ZLL lots must be platted in groups containing at least four (4) contiguous lots. Each group must be in a location meeting one or more of the following conditions:
 - i. Around a cul-de-sac.
 - ii. On a local street with R-2 or R-3 zoning on the opposite street frontage.
 - iii. On a street with multi-family or non-residential zoning on the opposite street frontage.
 - b. Restrictive covenants shall be required, which shall guarantee:
 - i. Maintenance provision of fencing/screening materials and common ownership areas.
 - ii. Access provisions for maintenance of closely-spaced structures.
 - iii. Other restrictions necessary to implement the overall design concept.
 - c. No doors, windows or other openings shall be allowed on the wall of the building facing the yard with the least depth. Such walls shall have the same exterior construction materials as the other exterior walls.
 - d. The Planning Commission may initiate a rezoning application if construction has not commenced as authorized within two (2) years of the zoning approval. The public hearing shall allow the property owner an opportunity to justify the delay, which Planning Commission shall consider in making their recommendation.

439 E. Broadway Ave., Augusta, KS



Legend

Zoning 2020 Revised

- all other values-
- Agricultural
- Single-Family Rural Residential
- Single-Family Residential
- Small Lot/Zero Lot Line Residential
- Multi-Family Residential
- Manufactured Home Park
- Mixed-Used Commercial
- Main Street Commercial
- Local Commercial
- General Commercial
- Industrial
- Planned Development Overlay

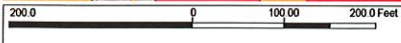
Roads

- CITY
- COUNTY ASPHALT
- COUNTY GRAVEL
- KANSAS TURNPIKE
- PAPER
- PRIVATE
- STATE HWY
- TOWNSHIP
- US HWY
- all other values-

Other

- Parcels
- Municipal Boundaries
- Section-Township-Range
- County Boundary
- 2021_37096-D5.sld
- Red: Band 1
- Green: Band 2
- Blue: Band 3

1 in. = 100ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes