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10-101 APPLICATION

The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations in the "RP-2" Planned Medium Density Residential District. The provisions of this District shall apply within the cities of Alden and Little River, Kansas, as specified within these Regulations.

The purpose of this District is to maintain a generally spacious residential environment of existing single-family neighborhoods, and at the same time permit multi-family dwellings within those neighborhoods as in-fill development. Also, it is intended to accommodate new developments of multi-family dwellings adjacent to, or near areas planned for higher density development.

10-102 USE REGULATIONS

In District "R-2," no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

1. Any use permitted in the "R-1A" Single-Family Residential District.
2. Multi-family dwellings.

10-103 PLAN APPROVAL GUIDELINES

The Plan Approval Guidelines for permitted uses are contained in Article 21 of these Regulations.

10-104 PERFORMANCE STANDARDS

The Performance Standards for permitted uses are contained in Article 23 of these Regulations.

10-105 PARKING REGULATIONS

The Parking Regulations for permitted uses are contained in Article 23 of these Regulations.

10-106 OFF-STREET LOADING REGULATIONS

The Off-Street Loading Regulations for permitted uses are contained in Article 24 of these Regulations.

10-107 SIGN REGULATIONS

The Sign Regulations are contained in Article 25 of these Regulations.

10-108 HEIGHT, AREA, AND BULK REGULATIONS

In the "RP-2" Planned Medium Density Residential District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows:

1. **Height:** Buildings or structures shall not exceed 35 feet and/or 2-1/2 stories in height.
2. **Front Yard:** The depth of the front yard shall be at least 30 feet.
3. **Side Yard:** There shall be a side yard on each side of a dwelling. No side yard shall be less than 5 feet.
4. **Rear Yard:** The depth of the rear yard shall be at least 20 feet.
5. **Lot Dimensions:** The minimum width of a lot shall be 40 feet. The minimum depth of a lot shall be 100 feet.
6. **Lot Area Per Family:** Every single-family dwelling hereafter erected, constructed, reconstructed, moved or altered, shall provide a minimum lot area of 7,000 square feet per family. Every two-family dwelling hereafter erected, constructed, reconstructed, moved or altered, shall provide a minimum lot area of 3,500 square feet per family or 7,000 square feet per building.

The Height, Area and Bulk Regulations are also set forth in the chart of Article 26. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

10-109 SUPPLEMENTARY HEIGHT, AREA AND BULK REGULATIONS

The Supplementary Height, Area and Bulk Regulations are contained in Article 27 of these Regulations.

10-110 SUPPLEMENTARY USE REGULATIONS

The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 28 of these Regulations.