

105 SF-2 Single-family Residential / Medium Density District

A. **Intent.** This district is intended for low to medium density residential neighborhoods of single-family detached dwellings, while allowing certain appropriate public facilities.

B. SF-2 Permitted Uses.

1. **Any use permitted in the SF-1 District.**

C. SF-2 Special Uses.

1. **Any special use allowed in the SF-1 District, except for SF-2 permitted uses.**

D. SF-2 Conditional Uses.

1. **Any conditional use allowed in the SF-1 District, except for SF-2 permitted uses.**

E. SF-2 Use Limitations.

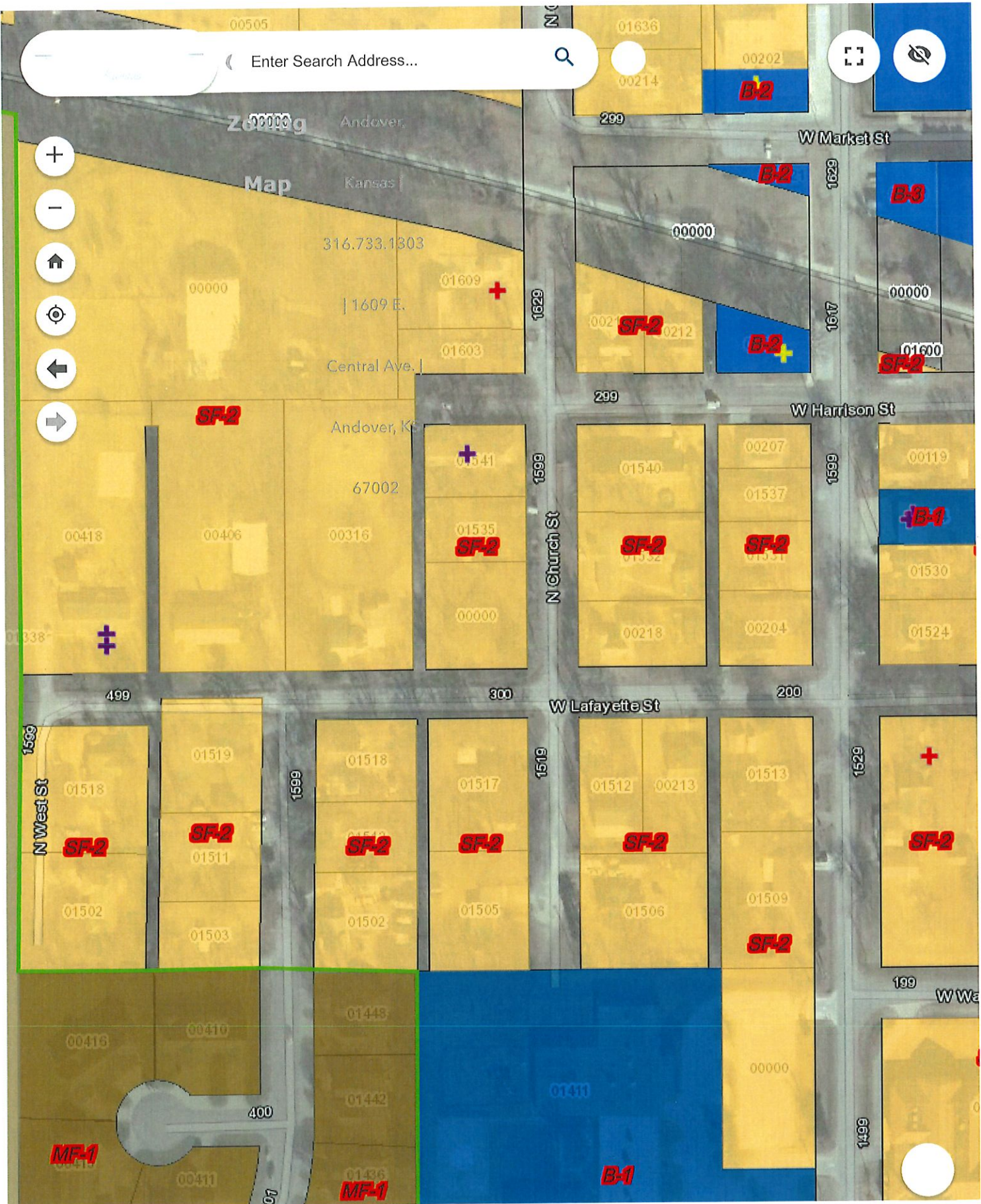
1. Food Trucks are prohibited from vending in residential zoning districts, except when they are part of a City-permitted community event. (See *Zoning Regulations, Section 7-102C4, for Community Events as Temporary Use.*)

F. SF-2 Zoning Lot Size Requirements.

1. Minimum zoning lot area:
 - a. Single-family detached dwellings: 8,500 square feet.
 - b. All other permitted uses: 10,000 square feet.
2. Minimum zoning lot width at front building setback:
 - a. Single family detached dwellings: 75 feet.
 - (1) At front property line: 45 feet.
 - b. All other permitted uses: 90 feet.
3. Minimum zoning lot depth: 100 feet.
4. See Zoning Regulations Section 3-102D) for zoning lot depth to width ratio requirements.

G. SF-2 Bulk Regulations.

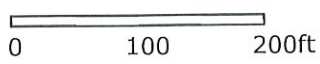
1. Maximum structure height: 35 feet.
2. Yard setback requirements:
 - a. Minimum front yard setback: 25 feet.
 - (1) **Exception for corner lot:** 15 feet on no more than one street frontage of a corner lot, and 25 feet to the front of a garage or a required permanent parking space.
 - b. Minimum side yard setback:
 - (1) Single-family: 8 feet.
 - (2) All other permitted uses: 15 feet.
 - c. Minimum rear yard setback: 25 feet.
3. Maximum zoning lot coverage: 35%



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-97.137 37.713 Degrees



-----Original Message-----

From: Mark Sudduth <mark@sudduthrealty.com>
Sent: Thursday, July 14, 2022 10:39 AM
To: Justin Constantino <jconstantino@andoverks.com>
Subject: RE: Lot at the NW corner of Church and Lafayette St

Can you scan me over the zoning? Please 😊

-----Original Message-----

From: Justin Constantino <jconstantino@andoverks.com>
Sent: Thursday, July 14, 2022 10:36 AM
To: Mark Sudduth <mark@sudduthrealty.com>; Donna Sudduth <donna@sudduthrealty.com>
Cc: Les Mangus <lmangus@andoverks.com>
Subject: Lot at the NW corner of Church and Lafayette St

Good morning, Mark,

I can confirm that the property at the northwest corner of Church and Lafayette is zoned SF-2. The SF-2 neighborhood is intended for low to medium density residential neighborhoods of single-family detached dwellings. The bulk regulations can be found below:

- a. Single-family detached dwellings: 8,500 square feet.
- b. All other permitted uses: 10,000 square feet.
2. Minimum zoning lot width at front building setback:
 - a. Single family detached dwellings: 75 feet.
 - (1) At front property line: 45 feet.
 - b. All other permitted uses: 90 feet.
 3. Minimum zoning lot depth: 100 feet.
 4. See Zoning Regulations Section 3-102D) for zoning lot depth to width ratio requirements.
 - G. SF-2 Bulk Regulations.

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 - (1) Single-family: 8 feet.
 - (2) All other permitted uses: 15 feet.
 - c. Minimum rear yard setback: 25 feet.
3. Maximum zoning lot coverage: 35%

Please let me know if you have any additional questions. Thank you!

Justin Constantino, AICP
Assistant Director of Community Development City of Andover, Kansas
316.977.9411