



## **B-1 Neighborhood Commercial District**

The B-1 Neighborhood Commercial District is established for the conduct of retail trade and to provide personal services to meet the regular needs and for the convenience for people of adjacent residential areas. Because these shops and stores may be an integral part of the neighborhood closely associated with residential, religious, recreational, and educational elements, more restrictive requirements for air, light, open space, and off-street parking are made than are provided for in other business districts.

### **Some of the Regulations in District B – 1 include:**

No Building or land shall be used, and no building or structure shall be erected, altered, or enlarged which is arranged or designed for other than one of the uses listed below:

1. Ambulance service.
2. Bakeries and confectioneries not wholesale.
3. Banks, trust companies, building and loan associations.
4. Barber shops, beauty shops, other personal service shops.
5. Bed and breakfast establishments.
6. Bicycle sales and repair shops.
7. Blueprinting and Photostatting establishments.
8. Book, stationery, and gift stores.
9. Bowling alleys.

10. Clothing stores, retail.
11. Drug stores having no curb or parking lot; delivery service of fountain products.
12. Dry cleaning pick-up stations.
13. Fabric or decorator shops.
14. Filling stations not performing major repair services.
15. Finance and loan companies.
16. Florist shop (not including greenhouses).
17. Food sales, retail.
18. Furniture and appliance stores, retail.
19. Hardware stores, retail.
20. Hobby, craft and toyshops, retail.
21. Jewelry and watch repair shops, retail.
22. Laundromats; laundry pick-up stations.
23. Lock and gunsmiths, not including shooting range.
24. Music stores.
25. Offices and agencies.
26. Office equipment and supplies sales and service, retail.
27. Optical services.
28. Package liquor stores.
29. Paint stores, retail.
30. Pharmacy.
31. Photography shops and studios.
32. Public buildings and uses.
33. Radio and television sales and service.
34. Restaurant or cafeteria not including drive-in facilities.
35. Rug and carpet stores, retail.
36. Shoe store and shoe repair, retail.
37. Sporting goods store, retail.
38. Tailors, dressmakers, and milliners, custom service.

**Some uses that may be allowed after a Special Use Permit is submitted, reviewed and approved are:**

- Motels, motor hotels.
- Collection and distribution of recyclable items.
- Residences on other than the ground floor.

**Other Use Regulations**

- Where the lot will be served by public water and sewer, there shall be no minimum lot size except as may be required to satisfy setback and parking requirements.
- Minimum lot size shall be three (3) acres, when water and sewer service is provided on a lot.
- Principal and accessory buildings shall not cover more than fifty (50) percent of the lot area.
- No building or structure shall exceed forty-five (45) feet in height.
- Front yard shall have a depth of not less than twenty-five (25) feet except as required for arterial streets and collector streets.
- Double frontage or a corner lot shall provide a front yard on both streets. No accessory buildings or structures shall project beyond the setback line of either street.
- Where a B-1 Zone abuts any residential district zone, a side and or rear yard of not less than fifteen (15) feet shall be provided. Such side and rear yard shall be completely enclosed with a board fence or other acceptable enclosure which shall be not less than six (6) feet in height.

The information provided in this brochure is intended to provide general information only. Each individual situation may have additional restrictions or requirements. The Zoning Regulations for Russell County are available for inspection or purchase from the Russell County Zoning Office. Application forms and fee schedules are also available.

The Russell County Zoning Office is located on the first floor of the Russell County Courthouse. We may be reached at (785) 483-6650 from Monday through Friday, 8:00 A.M. until 5:00 P.M.

Or, contact us by mail at:

Russell County Zoning  
P. O. Box 113  
Russell, Ks. 67665

Please contact our office for help with any questions you have concerning your specific project. We will be happy to assist you!