



## **B-2 Central Business District**

The B-2 Central Business District is intended for the purpose of grouping retail merchandising activities into a concentrated area serving the general shopping needs of the trade area. Principal permitted uses include department stores, apparel stores, general retail sales and services, and similar uses appropriate for comparison shopping. The grouping is intended to strengthen the business level of the shopping activity.

### **Some of the Regulations in District B – 2 are:**

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. All uses permitted in any B-1 Neighborhood Business District
2. Any and all retail sales stores.
3. Beer parlor, tavern, and night club.
4. Books binding.
5. Bus depot, cab depot, and railroad depot.
6. Clinics, but not including the housing or treatment of animals.
7. Parking lots.
8. Sale and show rooms.
9. Schools, business, and/or commercial.

10. Shops for the repair and servicing of household appliances and electrical equipment, lawn and garden tools powered by not more than twelve (12) horsepower, and which shops have not more than five (50 persons engaged in such repair and servicing. (This paragraph does not authorize the manufacture of any article or product for sale at wholesale or retail.)
11. Telecommunications offices.
12. Theaters, not including drive-ins.
13. Tourist courts, motels, and motor hotels and hotels.
14. Residences on other than the ground floor.

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

- Collection and distribution of recyclable items.

**Other Use Regulations**

- Where the lot will be served by public water and sewer, there shall be no requirements except those to meet fire regulations.
- Minimum lot size shall be three (3) acres, when water and sewer service is provided on a lot.
- No requirements on lot coverage.
- No height regulations; except as may be required for fire protection.
- No front yard is required for any building in the B-2 Central Business District.
- No side yard is required for any building in the B-2 Central Business District, except where a lot sides on any residential district in which case there shall be a fifteen (15) foot side yard.
- No rear yard is required for any building in the B-2 Central Business District, except where a lot abuts on a residential district in which case there shall be a fifteen (15) foot rear yard.

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!