



## **B-3 General Business District**

The B-3 General Business District is intended for the conduct of retail trade and to provide personal services which, due to their character, create an increased traffic flow and higher density of land use. Because of these characteristics, less restrictive uses and requirements are found in this district than are typical of the neighborhood business district.

### **Some of the Regulations in District B – 3 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-2 Neighborhood Business District
2. Amusement and commercial recreation centers.
3. Auction sales, not including livestock.
4. Automatic parts and machine service.
5. Bait shops.
6. Building materials and products.
7. Catering establishments.
8. Clinics, including animal clinics.
9. Equipment rental
10. Feed stores, not including milling or grinding of feed.
11. Fertilizer sales, retail.
12. Food and cold storage lockers.
13. Fruit and vegetable markets.

14. Garage, automobile repair.
15. Gasoline and oil filling stations.
16. Jewelry and watch manufacture.
17. Laundries.
18. Lawn and garden services, including greenhouses.
19. Lodge hall.
20. Manufactured home sales.
21. Museum and art galleries, commercial.
22. Pawnbroker, pawn shops.
23. Plumbing shops.
24. Poultry display for retail sales on premises.
25. Printing shops and newspaper plants.
26. Radio and television studios.
27. Restaurants and other eating establishments, including drive-ins.
28. Sign painting not including advertising display manufacture.
29. Theaters, including drive-ins.
30. Tire capping and retreading.
31. Undertaking establishments.
32. Used car sales, not including salvage or wrecking of any type.

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

- Welding shop.
- Light industrial uses which do not constitute a nuisance by reason of noise, vibration, odor, dust, smoke, gas, or other offensive conditions.

## Other Use Regulations

- Where the lot will be served by public water and sewer, the minimum lot size shall be six thousand (6,000) square feet with a minimum width of fifty (50) feet.
- Minimum lot size shall be three (3) acres, when water and sewer service is provided on a lot.
- The principal and accessory buildings shall not cover more than fifty (50) percent of the lot area.
- No building in a B-3 District 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, a front yard shall be provided on both streets. No accessory buildings or structures shall project beyond the setback line of either street.
- Where a B-3 Zone abuts any residential district zone, a side yard of not less than twenty (20) feet shall be provided. Such side yard shall be completely enclosed with a board fence or other acceptable enclosure, which shall be not less than six (6) feet in height.
- Rear yard having a depth of not less than twenty (20) feet.

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

We will do our best to assist you!