



B-4 Highway Service District

The B-4 Highway Service District is intended for the purpose of providing limited highway services grouped on single tract. Floor area is restricted, off-street parking is required, and landscaping is required in order to reduce possible adverse effects on adjacent properties. Since it is intended that these districts be located on thoroughfares, and each such district will require ingress or egress to the thoroughfare, the location of these districts must be carefully determined. In no case is this district access can be best controlled.

Allowed Uses in the B-4 Highway Service District:

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 services.
2. Animal hospitals or clinics.
3. Automobile sales, service, and repair, provided that there is no outside repair or repair storage.
4. Bakery and pastry shops, retail.
5. Bed and breakfast establishments.
6. Boat and recreational vehicle sales and service.
7. Campgrounds.
8. Camp sites and commercial recreation facilities.
9. Car wash.

10. Electrical and telephone substations.
11. Farm implement sales; outdoor display shall be permitted provided that no machinery shall be displayed, parked, or stored in any required yard.
12. Feed and seed stores, including garden and lawn supplies.
13. Florist shops.
14. Grocery stores.
15. Liquor stores.
16. Motels or motor hotels.
17. Parking lots, customer and private.
18. Parks, playgrounds, and community buildings.
19. Restaurants and drive-ins.
20. Self-service laundries and dry-cleaning stores.
21. Service stations.
22. Truck sales, service, and repair, provided there is no outside repair or repair storage.
23. Truck terminals.

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

- Collection and distribution or recyclable items.

Other Use Regulations

- Where the lot will be served by public water and sewer, the minimum lot size shall be ten thousand (10,000) square 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-4 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-4 Zone abuts any residential district zone, a side yard of not less than fifteen (15) 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-five (25) 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

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