



G-1 Recreation District

The G – 1 Recreation District is established for the purpose of protection the quality, type of use, and density of development in those areas around public and private water reservoirs, ponds, and lakes which are developed for intensive recreation.

Some of the Regulations in G – 1 District 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. Public parks, playgrounds, and recreation areas.

Uses Which May be Allowed only by a Special Use Permit

- Private Recreational areas including golf courses, driving ranges and miniature golf.
- Boat rentals and supplies, including tackle, bait, marine gas services, and related services.
- Seasonal dwellings.
- Campgrounds for trailers, overnight and permanent.
- Motels, hotels, and motor hotels.
- Restaurants.
- Other similar uses after approval of the Board.

General Regulations

- Tracts in G-1 District shall be five (5) acres or larger.
- Buildings and structures shall not exceed thirty-five (35) feet in height.
- There shall be a front yard depth of not less than forty (40) feet except as required for arterial and collector streets or roads.
- Double frontage is required to have front yard depth of forty (40) feet on both streets or roads.
- Lots or Tracts located at an intersection of two or more streets or roads shall have front yard depth of forty (40) feet on each street or road. No accessory building shall project beyond the front yard line on either street or road.
- Side yard of not less than fifteen (15) feet shall be on each side of every building or structure.

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!