



R-1 Single Family Dwelling District

The R – 1 Single Family Dwelling District is established to provide for single-family rural residential development at a higher density than is allowable in the “R-R” District. This zone is intended for application in developing areas adjacent to incorporated cities and is intended to minimize conflicts of incompatible uses of land; to protect the public health and welfare until the area is annexed; and to provide for compatible private and public facilities with appropriate open spaces.

Some of the Regulations in District R – 1 are:

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

1. Single-family dwellings, including residential design manufactured homes.
2. Foster homes.
3. Group homes.
4. Boarding homes for children.
5. Churches and similar places of worship and parish houses.
6. Golf courses, except miniature golf courses or driving tees operated for commercial purposes.
7. Hospitals for people only on a lot, plot, or tract of land three (3) acres or larger.
8. Nursing homes on a lot, plot, or tract of land three (3) acres or larger.
9. Public parks, playgrounds, recreational areas.

10. Raising of crops, trees, shrubs, and grasses not sold on the premises.
11. Schools – public or parochial, elementary, junior high and high schools, and private schools with equivalent curriculum.
12. Customary accessory uses and structures located on the same lot with the principal use including tennis courts, swimming pools, private garages, garden houses, barbecue ovens, and fireplaces.
13. Temporary structures incidental to construction work, but only for the period of such work. Basements and cellars may not be occupied for residential purposes until the building is completed.
14. General farm operations excluding activities which are noxious or offensive by reasons of dust, odor, or noise.
15. Cemeteries.
16. Any public building erected or land used by any department of the City, County, or State Government.

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

- Bed and breakfast establishments.
- Childcare centers.
- Preschools.
- Home occupations.
- Electrical substations.
- Oil and gas exploration.

Other Use Regulations

- A lot area of not less than 10,000-sq. ft. is required, if a state approved and accepted sanitary sewer system is available.

- A lot of not less than three (3) acres is required, if a state approved sanitary sewer system is not available.
- The principal and accessory buildings shall not cover more than thirty (30) percent of the lot area.
- No building shall exceed thirty-five (35) feet in height.
- Front yard depth shall not be less than twenty-five (25) feet; except as required for arterial and collector streets.
- Double frontage lots shall be required to have front yards on both streets. Lots located at the intersection of two or more streets or roads shall have a front yard on each street side of the corner lot; however the buildable width of the single lot shall not be reduced to less than thirty-five (35) feet. No accessory building shall project beyond the front yard line on either street.
- Side yard width shall not be less than ten (10) percent of the width of the lot with a minimum of six (6) feet on each side of the principal building.
- Rear yard depth shall not be less than twenty-five 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!