



R – 2 Two- and Three- Family Dwelling District

The “R-2” Two- and Three- Family Dwelling District is intended for the purpose of allowing a slightly higher density than in the “R-1” District, yet retaining the residential qualities. This district allows three-family units, duplex uses, single-family homes, certain community facilities, and certain special uses.

Some of the Regulations in District R – 2 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. Uses permitted by right in the “R – 1” District.
2. Two-family (duplex) units and three-family units.
3. Boarding, rooming, and lodging houses.
4. Institutions of higher learning, including dormitory accommodations.
5. Nonprofit institutions of an educational, philanthropic, or eleemosynary nature, but not penal institutions.

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

- All special uses allowed in the “R-1” District, such as:
- Bed and breakfast establishments.

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

Except as hereinafter provided, all structures hereafter erected, relocated, or reconstructed shall be located upon lots containing the following areas:

1. Where a state approved and acceptable sanitary sewer system is available:
 - A. Single-family dwelling – eight thousand (8,000) square feet.
 - B. Two-family dwelling - three thousand seven hundred fifty (3,750) square feet per family.
 - C. Three-family dwelling - three thousand (3,000) square feet per family.
 - D. Dormitories, lodging houses, nursing homes, and boarding houses - five hundred (500) square feet per person.
 - E. All other uses – eight thousand (8,000) square feet.
2. Where a state approved and acceptable sanitary sewer system is not available, minimum lot size for all uses shall be three (3) acres.

Other Use Regulations

- The principal building and accessory buildings shall not cover more than forty (40) percent of the lot area.
- No building shall exceed forty-five (45) feet in height.
- Front yard depth shall not be less than twenty-five (25) feet, except as required for arterial and collector streets in Article XXX.
- Double frontage on a lot or lots, shall be required to provide front yard on both streets or roads.
- Lot 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 (30) feet. No accessory building shall project beyond the front yard line on either street or road.

- There shall be a side yard on each side of a principal building which shall be one-third (1/3) the height of the building or ten (10) percent of the width of the lot, whichever is the greater, with a minimum of eight (8) feet.
- Where more than one principal building is constructed on a tract of land for hospitals, nursing homes, churches, schools, institutions of higher learning, public buildings, or other public or quasi-public uses, the spacing of said buildings shall not be less than the average height of the adjacent buildings.
- Rear yard shall not have a depth of 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!