



R-C Rural Center District

The R – C Rural Center District is established for the purposes of protecting the quality of the living environment in small unincorporated communities, and to encourage the continued existence of such settlements as places of residence, limited commerce and industry, and community convenience.

Some of the Regulations in District R – C 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 a special permitted use.

Uses Which May be Allowed by a Special Use Permit:

- Single family residential units
- Manufactured homes and residential design manufactured homes on permanent foundations.
- Two – and Three– family units.
- Multi - family residential units.
- Foster homes.
- Group homes.
- Boarding homes for children.
- Agricultural commercial; the sale of farm machinery and the repair of equipment.
- Bed & Breakfast establishments.

- Childcare Centers.
- Preschools.
- Churches, chapels, temples, and synagogues.
- Financial institutions and offices.
- Food stores.
- Grain storage elevators and feed mills.
- Package sales, taverns, and bars.
- Community meeting or group meeting facilities.
- Public and private schools; primary, intermediate, and secondary.
- Home occupations.
- Temporary structures incidental to construction work, but only for the period of work.
- Basements and cellars shall not be occupied for residential purposes until the building is completed.
- Restaurants, including drive-in establishments.
- Service stations, including painting and bodywork.
- Welding shops and small machine shops.

Other Uses That May be Allowed After Special Use Permit is Submitted, Reviewed, and Approved are:

- Public buildings erected or land used by any agency of a city, a township, the County, or State government.
- Public and private utility substations, pumping stations, and water and communication towers.
- Wrecking, salvage, or junk yard, providing the storage yard is completely enclosed and obstructs the view of the site with at least a six (6) foot solid fence or wall and located not less than three hundred (300) feet from a residential district zone and subject to the following:
 1. Operation shall be conducted completely within the enclosed area.
 2. Fence and/or Wall shall be uniform texture and color.

3. Fence and/or Wall shall be maintained to insure maximum safety and preserve the general welfare of the public area.
 4. Fence and/or Wall shall be installed in a manner to retain all scrap, junk, or other material within the yard.
 5. No junk shall be loaded, unloaded, or otherwise placed outside the fence or wall or within public right-of-way.
 6. Burning of paper, trash, junk or other waste materials shall only be permitted during daylight hours only with the approval of the Fire Department and in accordance with State requirements.
- Exploration and extraction of oil and natural gas.
 - Other uses not specifically listed are in the opinion of the Board of Zoning Appeals.

Other Use Regulations

- Lot size shall be a minimum of three (3) acres, where individual wells and septic systems are used.
- Lot size shall be a minimum of one half (1/2) acre, with state approved sanitary sewer.
- Lot size shall be a minimum of seven thousand (7,000) sq.ft., with both state approved public water and sewer.
- No building shall exceed thirty-five (35) feet in height.
- Front yard depth shall not be less than twenty-five (25) feet, and double frontage requires that front yard be on both streets.
- No accessory building shall project beyond the front yard line on either street or road.
- There shall be a side yard around every building or structure of not less than eight (8) feet.
- Rear yard shall not be 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!