



R - R Rural Residential District

The R – R Rural Residential District is established to provide for single-family rural residential development at a low density and to allow certain public facilities. It is the intent of the district regulations to protect the health, safety, and general welfare of persons residing in the district; to prevent uses which would devalue property; to regulate population density; and to provide adequate open space around buildings and structures.

Some of the Regulations in District R – R 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. General farm operations excluding animal husbandry; shall not include or permit any activity within three hundred (300) feet of a residence which activity is noxious or offensive by reason of dust, odor, or noise.
2. Single-family non-farm dwellings including residential designed manufactured homes.
3. Foster homes.
4. Group homes.
5. Boarding homes for children.
6. Temporary structures incidental to construction work, but only for the period of work.
7. Basements and cellars shall not be occupied for residential purposes until the building is completed.
8. Golf courses, except miniature golf courses or driving tees, and 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.

9. Public parks, playgrounds, recreational areas owned and operated by a public agency.

Non-Farm Uses That May be Allowed by Special Use Permit

- Accessory buildings that there shall not be more than three (3) buildings allowed in addition to private garages as accessory to any non-farm, single-family residence; subject to limitations.
- Bed and Breakfast establishments; subject to limitations.
- Raising and care of livestock for show and pleasure; subject to limitations.
- Churches and similar places of worship.
- Home occupations.
- Hospitals for people on a lot, plot, or tract of land three (3) acres or larger.
- Nursing home, sanitarium, rest home, homes for the aged, or convalescent home on a lot, plot, or tract of land three (3) acres or larger.
- Child care center.
- Preschool.
- Raising of trees, shrubs, and grasses not sold on the premises.
- Schools; public or parochial, elementary, junior high and high schools, and private schools with equivalent curriculum.
- Cemetery.
- Public buildings erected or land used by any department of the City, County, or State Government.
- Electrical substations.
- Oil and gas exploration.

Other Use Regulations

- 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.

- 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-five (35) feet. No accessory building shall project beyond the front yard line on either street.
- Side yard shall not be less than ten (10) percent of the width of the lot with a minimum of eight (8) feet on each side of the principal building.
- Rear yard 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!