



Zoning Changes



What is a Zoning Change?

All properties within the unincorporated areas of Russell County carry a zoning classification that governs the use and development of the land. These classifications generally include agricultural, residential, recreational, commercial and industrial districts. In order to develop a property for something other than that permitted by the existing zoning classification, an application must be made to request that the property be rezoned.

Applying for a Zoning Change

Application forms and fee schedules are available in the Zoning Office, located on the first floor of the Russell County Courthouse. The application must be completed by the landowner or his authorized agent, and must include a complete mailing list of all owners of land within 1,000 feet of the property to be considered. (or within 200 feet if the property is adjacent to an incorporated city).

The completed application and supporting documents must be submitted to the Zoning Office. A non-refundable application fee is due at the time the application for a zoning change is submitted. Under certain conditions, a final plat plan may also be required. The Zoning Office can help identify additional requirements which may apply to a specific project. Please allow 60-90 days for processing your zoning change request.

After the Zoning Administrator has received the completed application, he will notify the Russell County Planning Commission, who will set a date for public hearing.

The Approval Process

Russell County Zoning will publish the Public Hearing Notice in the official newspaper of Russell County. At least 20 days before the public hearing date, the Zoning Office will also send written notice to each owner of land within 1,000 feet of the property proposed for zoning change (or within 200 feet if adjacent to an incorporated city).

At the hearing, the applicant will make a presentation to the Russell County Planning Commission, and any interested parties will be given the opportunity to speak for or against the proposal. Protests against the zoning change can also be submitted to the Zoning Administrator within 14 days of the end of the public hearing. After the hearing is complete, the Planning Commission will review all the information provided and make their recommendation to the County Commission.

Upon receiving the recommendation of the Planning Commission, the County Commission will either approve or disapprove the request for zoning change. If approved, the zoning change will become effective upon publication of an official Resolution, properly published in the official county newspaper.

If the application is not approved, the applicant will have 30 days to appeal the decision to the Russell County District Court.

Questions? Contact the Zoning Office at : P.O. Box 113 Russell, KS 67665 (785) 483-6650