



Riley County

GUIDE TO SINGLE FAMILY RESIDENTIAL ZONING

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Definitions

Residential Design Manufactured Home: A manufactured home on a solid concrete or reinforced concrete block perimeter foundation, which has a minimum of 22' in width (excluding porches, decks awnings, carports, attached garages or similar additions), a pitched roof having a minimum slope of 2.5 inches in 12 inches, and siding & roofing materials customary to site-built homes.

Modular Home: A residential structure assembled in total or in sections at a factory and transported to its destination. A modular home, as distinct from a manufactured home or mobile home, shall have exterior building materials and appearance similar to customary site-built single-family homes, shall be permanently placed on a concrete slab or foundation and designed not to be moved once erected or installed, and shall be manufactured to comply with a nationally recognized model building code for site built housing.

Manufactured Home: A factory built dwelling unit bearing a label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards Act of 1974, which became effective June 15, 1976; does not include a mobile home.

Mobile Home: A transportable factory built home, designed to be used year round as a residence and built prior to June 15, 1976.



ZONE	PERMITTED	NOT PERMITTED	MINIMUM PRINCIPAL BLDG. WIDTH	LIVESTOCK	SETBACK REQUIREMENTS			
					YARD	PRINCIPAL BUILDINGS	ACCESSORY BUILDINGS	LIVESTOCK BUILDINGS
SF-1	<ul style="list-style-type: none"> Site-built Home Residential Design Manufactured Home Modular Home 	<ul style="list-style-type: none"> Manufactured Home Mobile Home 	22 feet	<ul style="list-style-type: none"> One stock animal per acre. Residential livestock, as per Section 5.3.D of the Land Development Regulations for Riley County, Kansas 	Front Side Rear	<ul style="list-style-type: none"> 25 feet 15 feet 25 feet 	<ul style="list-style-type: none"> 25 feet 5 feet 5 feet 10' from the principal structure. 	<ul style="list-style-type: none"> 75 feet Structures for residential livestock in the SF-1, SF-2 and SF-3 districts shall be subject to the setback requirements of Section 5.3.D, of the Land Development Regulations.
SF-2	<ul style="list-style-type: none"> Site-built Home Residential Design Manufactured Home Modular Home 	<ul style="list-style-type: none"> Manufactured Home Mobile Home 	22 feet	<ul style="list-style-type: none"> Residential livestock, as per Section 5.3.D of the Land Development Regulations for Riley County, Kansas 	Front Side Rear	<ul style="list-style-type: none"> 25 feet 10% of lot width 25 feet 	<ul style="list-style-type: none"> 25 feet 5 feet 5 feet 10' from the principal structure. 	<ul style="list-style-type: none"> Structures for residential livestock in the SF-1, SF-2 and SF-3 districts shall be subject to the setback requirements of Section 5.3.D, of the Land Development Regulations.
SF-3	<ul style="list-style-type: none"> Site-built Home Residential Design Manufactured Home Modular Home Manufactured Home on permanent foundation 	<ul style="list-style-type: none"> Mobile Home 	22 feet	<ul style="list-style-type: none"> Residential livestock, as per Section 5.3.D of the Land Development Regulations for Riley County, Kansas 	Front Side Rear	<ul style="list-style-type: none"> 25 feet 10% of lot width 25 feet 	<ul style="list-style-type: none"> 25 feet 5 feet 5 feet 10' from the principal structure. 	<ul style="list-style-type: none"> Structures for residential livestock in the SF-1, SF-2 and SF-3 districts shall be subject to the setback requirements of Section 5.3.D, of the Land Development Regulations.