

Riley County

GUIDE TO SINGLE FAMILY RESIDENTIAL ZONING

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Definitions

Residential Design Manufactured Home: 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" in 12"; siding & roofing materials customary to site-built homes.

Modular Home: residential structure, assembled in total or in sections at a factory and transported to its destination. Distinct from a mobile home by having siding & roofing customary to site-built house and on a permanent slab or foundation.

Manufactured Home: 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: 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	# OF LIVESTOCK PERMITTED	YARD REQ.	SETBACK REQUIREMENTS		
						PRINCIPAL BUILDINGS	ACCESSORY BUILDINGS	LIVESTOCK BUILDINGS
SF-1	<ul style="list-style-type: none"> Site-built Home Residential Design Manufactured Home Modular Home 	Manufactured Home Mobile Home	22'	Not permitted in this zone	Front Rear Side	<ul style="list-style-type: none"> 25% of lot depth/25' from property line (whichever is less) 30% of lot depth/25' from property line (whichever is less) 10% of lot width/10' from property line (whichever is less) 	<ul style="list-style-type: none"> 25% of lot depth/need not exceed 25' 5' 5' 	<ul style="list-style-type: none"> Not permitted in this zone
SF-2	<ul style="list-style-type: none"> Site-built Home Residential Design Manufactured Home Modular Home Manufactured Home on permanent foundation 	Mobile Home	16'	Not permitted in this zone	Front Rear Side	<ul style="list-style-type: none"> 25% of lot depth/25' from property line (whichever is less) 30% of lot depth/25' from property line (whichever is less) 10% of lot width/10' from property line (whichever is less) 	<ul style="list-style-type: none"> 25% of lot depth/need not exceed 25' 5' 5' 	<ul style="list-style-type: none"> Not permitted in this zone
SF-3	<ul style="list-style-type: none"> Site-built Home Residential Design Manufactured Home Modular Home Manufactured Home on permanent foundation Mobile Home on permanent foundation 		No minimum width requirement	Not permitted in this zone	Front Rear Side	<ul style="list-style-type: none"> 25% of lot depth/25' from property line (whichever is less) 30% of lot depth/25' from property line (whichever is less) 10% of lot width/10' from property line (whichever is less) 	<ul style="list-style-type: none"> 25% of lot depth/need not exceed 25' 5' 5' 	<ul style="list-style-type: none"> Not permitted in this zone
SF-4	<ul style="list-style-type: none"> Site-built Home Residential Design Manufactured Home Modular Home Manufactured Home on permanent foundation Mobile Home on permanent foundation 		No minimum width requirement	1 animal per acre	Front Rear Side	<ul style="list-style-type: none"> 25% of lot depth/25' from property line (whichever is less) 30% of lot depth/25' from property line (whichever is less) 10% of lot width/10' from property line (whichever is less) 	<ul style="list-style-type: none"> 25% of lot depth/need not exceed 25' 5' 5' 	<ul style="list-style-type: none"> 70' (nor within 20' from a dwelling) 5' 5'
SF-5	<ul style="list-style-type: none"> Site-built Home Residential Design Manufactured Home Modular Home 	Manufactured Home Mobile Home	22'	1 animal per acre	Front Rear Side	<ul style="list-style-type: none"> 25% of lot depth/25' from property line (whichever is less) 30% of lot depth/25' from property line (whichever is less) 10% of lot width/10' from property line (whichever is less) 	<ul style="list-style-type: none"> 25% of lot depth/need not exceed 25' 5' 5' 	<ul style="list-style-type: none"> 70' (nor within 20' from a dwelling) 5' 5'