



## Definitions

**Set Back** – The distance between the building and any lot line.

**SF-1 thru SF-5:** Single Family Residential District

**B-1:** Two Family Residential District

**B-2:** Multiple Family Residential District

**B-3:** Mobile Home Park District

**C-1:** Neighborhood Business District

**C-2:** Shopping District

**C-3:** General Business District

**C-4:** Highway Business District

**D-1:** Industrial Park District

**D-2:** Light Industrial District

**D-3:** Heavy Industrial District

**D-4:** Business Park District

**AG:** Agricultural District

**N-1:** Noise Hazard District

For More Information Contact:



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Or you can visit our website:  
[www.rileycountyks.gov/planning](http://www.rileycountyks.gov/planning)

RILEY COUNTY

# BUILDING SETBACK REQUIREMENTS



# Building Setback Requirements

Zone	Yard	Principal	Accessory	Livestock
<b>SF-1</b>	Front	25% lot depth/25' max	25'	n/a
	Side	10% lot width/10' max	5'	n/a
	Rear	30% lot depth/25' max	5'	n/a
<b>SF-2</b>	Front	25% lot depth/25' max	25'	n/a
	Side	10% lot width/10' max	5'	n/a
	Rear	30% lot depth/25' max	5'	n/a
<b>SF-3</b>	Front	25% lot depth/25' max	25'	n/a
	Side	10% lot width/10' max	5'	n/a
	Rear	30% lot depth/25' max	5'	n/a
<b>SF-4</b>	Front	25% lot depth/25' max	25'	70' (nor within 20' of a dwelling)
	Side	10% lot width/10' max	5'	5' (nor within 20' of a dwelling)
	Rear	30% lot depth/25' max	5'	5' (nor within 20' of a dwelling)
<b>SF-5</b>	Front	25% lot depth/25' max	25'	70' (nor within 20' of a dwelling)
	Side	10% lot width/10' max	5'	5' (nor within 20' of a dwelling)
	Rear	30% lot depth/25' max	5'	5' (nor within 20' of a dwelling)
<b>B-1</b>	Front	25'	25'	n/a
	Side	8' for dwellings	5'	n/a
	Rear	25'	25'	n/a
<b>B-2</b>	Front	25'	25'	n/a
	Side	8' for dwellings	5'	n/a
	Rear	25'	25'	n/a
<b>C-1</b>	Front	25'	25'	n/a
	Side	15' except 8' for residential uses	← Same	n/a
	Rear	25'	25'	n/a
<b>C-2</b>	Front	25'	25'	n/a
	Side	0' except 15' when abutting a residential use	← Same	n/a
	Rear	0' except 25' when abutting a residential use	← Same	n/a
<b>C-3</b>	Front	0'	0'	n/a
	Side	0' except 8' for residential uses & any use when abutting a residential use	← Same	n/a
	Rear	0' except 25' for residential uses & any use when abutting a residential use	← Same	n/a

Zone	Yard	Principal	Accessory	Livestock
<b>C-4</b>	Front	25'	25'	60' (nor within 20' of dwelling)
	Side	15' except 8' for residential uses	← Same	10'
	Rear	25'	25'	25'
	<b>D-1</b>	Front	50'	50'
	Side	20'	20'	n/a
	Rear	20' except 0' when abutting a railroad right-of-way	← Same	n/a
<b>D-2</b>	Front	25'	25'	n/a
	Side	0' except 10' when abutting a residential use	← Same	n/a
	Rear	0' except 15' when abutting a residential use	← Same	n/a
	<b>D-3</b>	Front	25'	25'
	Side	0' except 10' when abutting a residential use	← Same	n/a
	Rear	0' except 15' when abutting a residential use	← Same	n/a
<b>D-4</b>	Front	See Section 7 D. 3.a.b.c.&d. of the Zoning Regulations	← Same	n/a
	Side	25' other than specified	← Same	n/a
	Rear	25' other than specified	← Same	n/a
<b>AG</b>	Front	See Guide to Agricultural District Setback Requirements	← Same	← Same
	Side	See Guide to Agricultural District Setback Requirements	← Same	← Same
	Rear	See Guide to Agricultural District Setback Requirements	← Same	← Same
<b>N-1</b>	Front	25'	25'	n/a
	Side	0' except 10' when abutting a residential use	← Same	n/a
	Rear	0' except 15' when abutting a residential use	← Same	n/a

**No detached accessory building shall be closer than 10' from the principal structure**

**Setbacks for Functional Classification of Roads**  
(as defined in the Zoning & Subdivision regulations)

**Minor arterial or major collector** - 80' from centerline of road

**Interstate, Freeway/expressway (non-interstate), or principal arterial** - 50' from right-of-way or 150' from centerline (whichever is greater)