



ZONING DISTRICTS

The “AG” (Agricultural District) is intended to promote and protect agricultural land uses and present and future agricultural operations.

Rezoning is required when any non-agricultural residence is proposed to be constructed on any “AG” zoned tract, regardless of the size of such tract, with the exception of residential designator lots.

The residential zones include the Single Family Residential Districts (SF-1, SF-2, SF-3, SF-4 and SF-5), the Two-Family Residential District (B-1), the Multiple Family Residential District (B-2) and the Detached Multiple Family Residential District (B-3).

The commercial zones (C-1, C-2, C-3 and C-4) include all permitted uses in the residential zones plus commercial type activities ranging from neighborhood business to highway business uses.

The industrial zones (D-1, D-2, D-3 and D-4) are for industrial type activities ranging from light industrial to business park uses.

The University Development Zone (U) includes all uses connected with the operation, maintenance and purposes of Kansas State University.

The Airport Noise Hazard Zone (N-1) allows airports, agricultural uses and some commercial and industrial activities, but prohibits residential uses.

Planned Unit Developments (PUD) promote progressive and flexible land use development. PUD’s can be residential, commercial, agri-business or industrial. A preliminary and final development plan must be approved.

All zones have permitted uses. All zones have conditional uses (except for Zones D-1, N, C-2 & C-3). Conditional uses require special approval by the Board of Zoning Appeals. The Regulations also have density requirements for lot size, minimum building setbacks and building height restrictions.

Rezoning is required when a proposed use is not listed as a permitted use under the current zoning of the property.



For More Information Contact:

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www.rileycountyks.gov/planning



RILEY COUNTY

GUIDE TO REZONING





ZONING IN RILEY COUNTY

The purpose of the Riley County Zoning Regulations is to promote the health, safety, and general welfare of the people throughout the unincorporated areas of Riley County.

The Riley County Zoning Regulations designate zoning districts throughout the County (with the exception of the incorporated areas, i.e. Leonardville, Manhattan, Ogden, Randolph and Riley, which are governed by their own city ordinances).

Most of Riley County is zoned agricultural. The remainder of the County is zoned residential, commercial, industrial, university development, airport noise hazard or planned unit development.

APPROXIMATE COSTS INVOLVED IN REZONING

- Surveying fee for legal description (if applicable) (varies)
- Planning & Development application—\$450.00

STEPS INVOLVED IN REZONING

Filing a Petition for Public Hearing

1. Contact the Riley County Planning & Development Department.
2. Contact a firm to have the property surveyed to get a legal description of what is to be rezoned. If there is an existing deed to the property, that description may substitute for a survey.

3. Submit the following to the Planning & Development office by the deadline:
 - Petition for Public Hearing application;
 - application fee;
 - a legal description of the property to be rezoned.
4. Staff determines which Planning Board will hear the case based upon the location of the property.
5. Kansas Statutes require that a Notice of Public Hearing be published in the Manhattan Mercury at least 20 days prior to the date of the hearing. This notifies the general public of the request. State Statutes also require that our office notify all property owners within a 1,000' radius of the request at least 20 days prior to the meeting. These surrounding property owners may attend the public hearing and/or submit written comments about the request.

Preparing for the Public Hearing

1. Unless otherwise specified, the Riley County Planning Board meets the second Monday of each month at 7:30 p.m. in the Commission Meeting Room, Courthouse Plaza East.

The Manhattan Urban Area Planning Board meets the first Monday of each month at 7:00 pm in the Commission Meeting Room, City Hall.

2. Approximately one (1) week before the hearing, the petitioner is notified of the date, place and time of the Planning Board meeting. The notice is accompanied by a staff evaluation of the request. The petitioner or a representative must be present at the public hearing. The Township Trustee for the township involved in the request is also notified of the hearing.

At the Public Hearing

1. At the Planning Board meeting, the Chairman opens the public hearing. A member of the Planning & Development department presents the staff report to the Planning Board. The petitioner is then called forward to explain the request. The public is given a chance to speak for or against the request. After everyone has had an opportunity to speak, the public hearing is closed and the Planning Board usually takes a vote. The decision made by the Planning Board is a recommendation to the Board of Commissioners of Riley County (BOCC) to approve or deny the request. The date and time of the public hearing for the BOCC is announced following final action of the Planning Board.
2. The petitioner is notified of the date and time of the BOCC meeting. The BOCC holds a public hearing after the 14-day protest period following the Planning Board hearing. (Note: if, during the 14-day period, a protest petition is filed in the Office of the County Clerk, signed by owners of record of 20% or more of any real property proposed to be rezoned or by the owners of record of 20% or more of the total real property within the area required to be notified, the resolution adopting the rezoning must be approved by a unanimous vote of the BOCC) The BOCC's decision is the final decision on the request.
3. If the BOCC approves the request, the resolution is published in the Manhattan Mercury. A copy of the resolution is mailed to the petitioner.

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