

## Setback Requirements Harvey County Kansas

Item	A-1 Agricultural	R-S Rural Single Family	RDS Rural Development	IDS Industrial Development
Maximum Building Height	35 feet for dwelling units, all structures must meet FAA Regs with a finding of no adverse effect to aeronautical navigation.	35 feet ground to roof peak. Public, service, institutional and congregate buildings are permitted 2 feet additional height for each 1 foot of additional setback. All structures must meet FAA regulations with a finding of no adverse impact to aeronautical navigation.	35 feet for a habitable structure; 45 for all other structures or exempt for agricultural structures. All structures must meet FAA regulations with a finding of no adverse effect to aeronautical navigation.	75 feet or 45 feet if located 150 feet or less from a residential district zone. All structures must meet FAA regulations with a finding of no adverse effect to aeronautical navigation.
Minimum Lot Size		3 acres with public water service or 5 acres on individual water wells.	5 acres or as directed by the Planning Commission	40,000 square feet or as directed by the Planning Commission in the design of the "IDS" district.
Minimum Front Yard				
State or Federal Hwy	200 feet from centerline	200 feet from centerline	200 feet from centerline	75 feet from centerline
County Road	150 feet from centerline	120 feet from centerline	120 feet from centerline	75 feet from centerline
Township/other Public Rd	80 feet from centerline	80 feet from centerline	75 feet from centerline	75 feet from centerline
	A new accessory structure may be constructed as close to the road ROW as any existing principle structure when located within 100 feet of said existing structure.	An accessory structure shall not be erected between the road ROW and the front of the principal structure.		
Internal Service Road				60 feet from centerline
Double Frontage Lot				55 feet from centerline
Minimum Side Yard				
Principal	75 feet or not less than 40 ft if waiver is obtained from adjacent property owner	40 feet from lot line	8 feet	15 feet
Accessory	25 feet	15 feet from lot line	8 feet	8 feet
Agricultural Accessory	0 feet			
Minimum Rear Yard				
Principal	75 feet	40 feet from lot line		8 feet
Accessory	25 feet	10 feet from lot line or easement		8 feet
Agricultural Accessory	0 feet			
Minimum Lot Frontage		150 feet or 50 feet for cul-de-sac	100 feet	100 feet
State or Federal Hwy	200 feet			
County Road	150 feet			
Township Road	80 feet			
Minimum Lot Depth		200 feet at greatest depth	120 feet	120 feet
Maximum Building to Lot Coverage				75%

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Maximum Coverage-Accessory		On lots ranging from 3-5 acres inclusive, the maximum coverage for all accessory structures shall be 125% or less than the coverage of the principal building; on lots of 6 acres or more, the maximum coverage for accessory structures shall be 200% of the principal building.		
Individual Septic Tank Absorption Field	A minimum of 100 feet from a property line and not less than 25 feet from the residence it serves. In addition, the lateral field must be at least 100 feet from a body of water (stream, pond, etc.).	A minimum of 100 feet from a property line and not less than 25 feet from the residence it serves; and at least 100 feet from a body of water (stream, pond, etc.).	A minimum of 100 feet from the property line and not less than 25 feet from the building it serves.	
Waste Stabilization Pond	A minimum of 100 feet from a property line or not less than 50 feet with a waiver from the adjacent property owner; and not less than 100 feet from the residence it serves; and shall be no less than 250 feet from any other residential structure. In addition, the lateral field must be at least 100 feet from a body of water (stream, pond, etc.).	A minimum of 100 feet from a property line and not less than 100 feet from the residence it serves; and shall be no less than 250 feet from any other residential structure; and at least 100 feet from a body of water (stream, pond, etc.).	A minimum of 100 feet from a property line and not less than 100 feet from the residence it serves; and shall be no less than 250 feet from any other residential structure. In addition, the lateral field must be at least 100 feet from a body of water (stream, pond, etc.).	
Private Water Wells	A minimum of 25 feet from a property line; 25 feet from a house; and not less than 100 feet from a sewage disposal system.	A minimum of 25 feet from a property line and not less than 100 feet from a sewage disposal system.	a minimum of 25 feet from a property line and not less than 100 feet from a sewage disposal system.	