

ARTICLE 5

AGRICULTURAL DISTRICT (A)

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SECTION 5-1 INTENT

5-101. It is the intent of the A District to preserve and protect agricultural resources. The district is not intended to serve the homeowner who lives on a small suburban lot, but is designed to accommodate agricultural operations on substantial acreage. Uses that might have nuisance characteristics, if intermingled in developed residential areas, are permitted on the basis that they are no more offensive than normal agricultural uses.

5-102. General agricultural operations--Nothing in this article shall apply to or affect any land in excess of twenty (20) acres under one ownership which is actually used exclusively for agricultural purposes.

SECTION 5-2 PERMITTED USES

5-201. In the A District no building, land or premises shall be used and no building or structure shall be hereafter erected or altered unless otherwise provided for in these regulations, except for the following uses:

- a. Single-family dwellings where the land is used or intended to be used only for agricultural purposes except that the tract on which the dwelling may be placed shall not be less than twenty (20) acres.
- b. Public parks and recreation areas.
- c. Farms and ranches where the land is under single ownership and used for general agricultural purposes.

- d. Golf courses, except miniature, pitch and putt golf courses, and driving tees operated for commercial purposes.
- e. Greenhouses and nurseries.
- f. Stands for the sale, at retail, of agricultural products or commodities raised on the premises.

SECTION 5-3 CONDITIONAL USES

5-301. In the A District the following uses are allowed upon the issuance of a Conditional Use Permit in accordance with the provisions of Article 26 of these regulations:

- a. Any public building or land used by any department of the city, county, state or federal government.
- b. Cemetery, crematory or mausoleum.
- c. Churches and similar places of worship.
- d. Commercial agricultural product storage facilities (elevators) when no other business is in combination with said storage.
- e. Commercial development of natural resources and commercial extraction of raw materials such as rock, gravel, sand, etc.
- f. Kennels provided that:
 - 1. The minimum lot size shall be not less than ten (10) acres.
 - 2. No kennel buildings or runs shall be located nearer than seventy-five (75) feet to any property lines.
 - 3. All kennel runs or open areas shall be screened around such areas or at the property lines to prevent the distraction or excitement of the dogs. Such screening may be mature, dense deciduous foliage (double row), solid masonry, brick or stone wall, louvered wood, stockade or chain-link fence with aluminum strip intertwined or other equivalent fencing, providing a sight barrier to the dogs.

- g. Mobile homes subject to the following conditions:
 - 1. Minimum lot size shall be ten (10) acres.
 - 2. The mobile home shall not be placed on a permanent foundation but shall be secured by tie downs and ground anchors in accordance with the Mobile Home and Residential Vehicle Code, K.S.A. 75-1211:1234.
 - 3. Compliance with all applicable health and sanitation standards for water and sewer systems.
- h. Privately owned parks, playgrounds, or other outdoor recreational areas such as campgrounds, youth camps, gun clubs, and archery, trap and skeet ranges.
- i. Public or parochial schools, elementary, junior high, high schools and private schools with equivalent curriculum.
- j. Radio, telephone or television transmitters and towers, subject to additional regulations set out at Article 12.
- k. Seasonal or temporary uses such as recreation camps or similar enterprises.
- l. Telephone exchange, electric substations, cable television, or similar public utilities.
- m. Temporary uses or uses of a temporary nature, such as portable auto shredders and balers, or asphalt or concrete batch plants, subject to the following requirements:
 - 1. Said temporary use shall be located at least three hundred (300) feet from a residential district.
 - 2. The routing and movement of trucks or similar heavy vehicles which are necessary to the operation of said use shall be on streets, roads or highways designated by the City of LaCygne as capable for carrying the loads imposed by such vehicles.
 - 3. Accumulation of trash, junk or other waste materials generated as part of such use shall be disposed of daily.
 - 4. The applicant shall demonstrate that satisfactory provisions have been made for fire protection, police protection, safety and site drainage.
 - 5. Upon termination of the temporary use, the site shall be cleared of improvements and debris not conforming with uses permitted in the A zoning district and the City may require a bond guaranteeing the removal of the improvements.

6. Approval of a temporary use may be granted by the City for up to twelve (12) consecutive months. Upon conclusion of the twelve-month period, the City may grant an extension, upon holding a public hearing, not to exceed twelve (12) additional consecutive months. Should the City deny an extension of time, the operation shall cease and the site be cleared of improvements and debris within ninety (90) days from the time of termination.

SECTION 5-4 HOME OCCUPATIONS

5-401. Regulations relating to home occupations in the A District are set out in Article 17.

SECTION 5-5 ACCESSORY USES

5-501. Regulations relating to accessory uses in the A District are set out in Article 24.

SECTION 5-6 HEIGHT AND YARD REGULATIONS

5-601. No building in the A District shall exceed thirty-five (35) feet in height, except as otherwise provided in Article 24.

5-602.

- a. Front yard.
 1. Front yards on arterial and collector streets and unplatted tracts on local streets shall conform with the provisions of Article 24.
 2. There shall be a front yard having a depth of not less than thirty (30) feet or the established building line as defined in Article 2.
 3. Where lots have a double frontage, the required front yard shall be provided on both streets.
 4. Where a lot is located at the intersection of two (2) or more streets, there shall be a setback from the side street of the lot of one-half of the required front yard setback; except that, when lots have been platted facing said side street, the setback from the side street shall be no less than five (5) feet less than the required front yard setback of the lots platted on the side street.
 5. No accessory building shall project beyond the front building setback line of any lot.

5-603. Side yard. Except as otherwise provided in 5-602.a.4. and in Article 24, there shall be a side yard of not less than eight (8) feet on each side of a building.

5-604. Rear yard. Except as otherwise required in Article 24 there shall be a rear yard having a depth of not less than thirty (30) feet or twenty percent (20%) of the depth of the lot, whichever amount is smaller.

5-605. Additional yard regulations are set out in Article 24.

SECTION 5-7 SIGN REGULATIONS

5-701. Sign regulations for the A District are set out in Article 27.

SECTION 5-8 PARKING REGULATIONS

5-801. Parking regulations for the A District are set out in Article 22.

SECTION 5-9 MINIMUM LOT SIZE

5-901. No parcel, lot or tract of land less than three (3) acres in area shall be zoned as A District.