

ARTICLE 3

"A-1" AGRICULTURAL DISTRICT

3.1 PURPOSE AND INTENT

The "A-1" Agricultural District is established for the purpose of providing areas for the furtherance of agricultural pursuits. The intent of said district is to retain areas of land for agricultural uses exclusively.

3.2 PERMITTED USES

The following uses and structures, and no others, are permitted in the "A-1" Agricultural District.

1. Agricultural uses including farming; animal husbandry, including poultry, fur-bearing animals and other livestock; truck gardening; orchards; bee keeping; and the sale of food products grown in agricultural districts.
2. Single-family dwelling units, in accordance with the following provisions:
 - a. Where the proposed structure will be no closer than five hundred (500) feet to any other dwelling structure, except where a public right-of-way intervenes, in such case the minimum distance for separation does not apply; provided further that said structure is located upon a lot, tract, or parcel of land which has a minimum frontage dimension of sixty (60) feet upon a public right-of-way.
 - b. Where the proposed structure is contained upon a tract or parcel of land of three (3) acres or more with a minimum frontage dimension of two hundred (200) feet upon a public right-of-way; provided such tract or parcel of land is held by single ownership and the deed to said tract or parcel is duly recorded in the office of the Register of Deeds, Shawnee County, Kansas. There shall be a deed of record for each tract or parcel for each dwelling structure. The Governing Body may grant a variance to the minimum area requirements where a dedication or easement for public right-of-way affects such minimum area.
 - c. Where the proposed structures are to be located upon a platted or subdivided lot of record.
3. Accessory uses for agricultural and single-family dwelling units.

4. Mobile home structures used in conjunction with farming enterprises, provided that the mobile home is occupied by members of the family or employees.
5. Greenhouses and nurseries.
6. Public parks and recreational areas.
7. Utility substations or pumping stations.
8. Water reservoirs or storage tanks.
9. Gas and oil exploration and operations.
10. Public or governmental uses.
11. Home occupations as defined in Article 16, provided that such occupations take place within enclosed structures and are run by the occupants of the principal dwelling unit. One sign for advertisement shall be permitted, to be no greater than sixteen (16) square feet in size.

3.3 CONDITIONAL USES

The following uses and structures may be permitted only after they have been reviewed and approved as required by Article 21.4.

1. Churches, or similar places of worship.
2. Cemeteries.
3. Campgrounds.
4. Commercial development of natural resources and extraction of raw materials, including sand and gravel.
5. Kennels for breeding and boarding dogs, provided that they are located no closer than one thousand (1000) feet from the nearest residential property line. All kennels shall provide screening for the reduction of noise.
6. Commercial repair of farm machinery and other motorized equipment, including automobiles. This shall not include commercial garage shops providing service for automobiles exclusively.
7. Parks and recreational facilities operated and maintained by non-public entities; including riding stables, rodeo grounds and gun clubs.
8. Commercial feed lots.

9. Water and Sewage Treatment Plants.

3.4 LOT SIZE REQUIREMENTS (FOR PLATTED SUBDIVISIONS LOTS ONLY)

1. Minimum Lot Area.

- a. Farming Activities: None
- b. All other Permitted and Conditional Uses: One (1) acre.

3.5 YARD REQUIREMENTS

The following minimum yard requirements shall apply in all "A-1" Agricultural Districts.

1. Front Yard:

- a. Farming Activities: None
- b. All Other Permitted and Conditional Uses: Fifty (50) feet.

2. Side Yard:

- a. Farming Activities: None
- b. All Other Permitted and Conditional Uses: Twenty (20) feet.

3. Rear Yard:

- a. Farming Activities: None
- b. All Other Permitted and Conditional Uses: Fifty (50) feet.

3.6 PARKING REQUIREMENTS

- 1. No parking requirements shall be established for any farming activities.
- 2. All other uses, permitted and conditional, shall conform with the parking requirements of Article 15.