

ARTICLE V

“A-L” AGRICULTURAL DISTRICT

SECTION 2. USE REGULATIONS. In District “A-L”, no structure or land shall be used and no structure altered, enlarged or erected which is arranged, intended or designed for other than one of the uses listed below:

1. Aircraft Storage & Equipment Maintenance.
2. Aircraft & Accessories-Retail.
3. Apiary Farms & Processing (Bees).
4. Cemeteries.
5. Churches, Synagogues, Temples.
6. Farms, Commercial Forestry.
7. Farms, Crops.
8. Farms, Livestock, Dairy & Poultry, not including:
 - a. The spreading, accumulation, feeding, or use of garbage in any manner on the open surface of the land.
 - b. A use or activity engaged in within three hundred (300) feet of a residential or retail business structure, if such use or activity results in continuous odor, dust, or noise.
 - c. The construction of agricultural buildings or structures closer than ninety (90) feet to the centerline of a principal public way.
 - d. Confined animal feedlots within one (1) mile of a residence other than that of the operator.
9. Fish Farms & Hatcheries.
10. Green Houses.
11. Golf courses, except miniature, pitch and putt golf courses, and driving tees operated for commercial purposes.
12. Group Homes and Foster Homes.

13. Harvesting Services.
14. Nursery, Stock Farms.
15. Parks & Playgrounds (Public).
16. Poultry Hatchery Services.
17. Railroad Rights-Of-Way.
18. Board of Zoning Appeals. The legally appointed municipal board empowered to hear and decide appeals from, and to provide interpretation of the terms of the zoning ordinance and official zoning map as defined in this ordinance and in accordance with the laws of the State of Kansas.
19. Riding stables and academies providing no structures housing horses shall be located nearer than six hundred (600) feet to the boundary of any residential district.
20. Single-family dwellings, including residential design manufactured homes, on a tract of land five (5) acres or larger where the land is used or intended to be used only for agricultural purposes.
21. Single and double-wide manufactured homes incidental to general farm operations on the same tract or parcel with the principal dwelling provided the manufactured home is used exclusively by the farm family or employees, and provided that, in the case where individual wells and/or septic systems are used, spacing is in accordance with all applicable sanitary regulations.
22. Schools-Primary & Secondary.
23. Schools-Primary & Secondary (Private).
24. Schools-Trade, Technical & Vocational, including dormitories on the same tract.
25. Schools-Universities & Colleges, including dormitories on the same tract.
26. Stands for the sale, at retail, of agricultural products or commodities raised on the premises.

27. Temporary structures incidental to construction work, but only for the period of such work. Basements and cellars may not be occupied for residential purposes until the building is completed.
28. Water Treatment Plants & Storage.
29. Accessory uses and structures.
 - 1.) Accessory uses for any agriculturally oriented activity, which is subordinate and incidental to the principal permitted agricultural activity shall be permitted in the A-L district.
 - 2.) Home occupations as defined in Article XIV. Accessory Uses in Residential Districts.
 - 3.) Transient workers temporary housing, only during the need period (harvesting, etc.) subject to the permit obtained from the Zoning Enforcement officer. Manufactured homes may be used as transient worker housing. Such temporary dwellings shall never be closer than 30 feet to any property line.
 - 4.) Temporary structures for storage of equipment and materials used in connection with construction of a lawfully authorized use not to exceed two years.
 - 5.) On a single agricultural plot of not less than 40 acres, one guest house or caretaker's cottage.
30. The following uses may be allowed by special use permit when submitted, reviewed, and approved by the Board of Zoning appeals and subject to conditions as the Board may impose.
 - 1.) Airports & Passenger Terminals (Including Heliports)
 - 2.) Amphitheaters (Performing Arts)
 - 3.) Athletic Fields
 - 4.) Bed and Breakfast Lodging
 - 5.) Boarding & Rooming House-Group Quarters
 - 6.) Campgrounds & Retreats
 - 7.) Candies, Nuts & Confectionery-Retail,

- 8.) Circuses & Carnivals (By Temporary Permit Only)
- 9.) Country Club & Athletic Clubs
- 10.) Dairy Products-Retail
- 11.) Dwelling, Caretaker (On Tract of 40 Acres)
- 12.) Dwelling, Caretaker/Guest Cottages
- 13.) Dwelling, Single Family (Zero Lot Line)
- 14.) Fairground
- 15.) Feed Lots (Commercial) and Auction Pavilions, Provided:
 - A. All such livestock feeding facilities and or livestock sales and pavilions shall be:
 - (1) Designed and constructed so that no livestock waste is carried into any roadway ditch, drainage area, or sanitary lagoon disposal system; and,
 - (2) Designed and constructed so as not to be in violation of applicable federal, state or local sanitation and environmental control laws, rules, and regulations.
 - B. Operation:
 - (1) Manure shall be removed or disposed of in one of the following manners:
 - (a) Spraying or spreading on land in the zoning district followed by an approved method of incorporation.
 - (b) Grinding or dehydrating in properly designed dehydrators.
 - (c) Stockpiling in a compost plant in an isolated area in such a manner as to not create a water pollution problem.
 - (2) Insect and rodent control:

(a) Removal of manure and disposal as outlined above.

(b) Use of chemical sprays and poisons in accordance with procedures and recommendations of a biologist experienced in insect and rodent control.

C. Drainage:

(1) All ground surfaces within pens shall be so graded and compacted to insure positive drainage.

(2) Surface runoff shall be so controlled that no appreciable amount of soil or manure is carried into any roadway ditch or off site drainage area where it will deposit and form sludge bands where flies and mosquitoes can breed or create water pollution.

- 16.) Fruits & Vegetables-Retail
- 17.) Funeral, Mortuary & Crematory Facilities
- 18.) Gas & Petroleum (Crude) Drilling
- 19.) Home Occupations. (See Article XIV).
- 20.) Hospital Sanitarium
- 21.) Hospital & Medical Clinics (Including Rehabilitation Clinics)
- 22.) Hunting & Fishing, Camps & Lodges
- 23.) Kennels-Boarding & Breeding (Indoor Only)
- 24.) Kennels-Boarding & Breeding
- 25.) Medical & Dental Laboratory Services
- 26.) Mining
- 27.) Monasteries & Convents

- 28.) Monuments (Headstones, etc.)-Retail
- 29.) Nursing, Convalescent & Rest Homes
- 30.) Parking Lots (Off Street)
- 31.) Parks & Playgrounds (Private)
- 32.) Pre-School
- 33.) Processing-Agriculture Related
- 34.) Quarrying-Stone, Sand & Gravel
- 35.) Race Tracks & Courses-Animals
- 36.) Race Tracks & Courses-Vehicle
- 37.) Ranges-Archery or Similar
- 38.) Ranges-Trap, Skeet & Rifle (Indoor)
- 39.) Ranges-Trap, Skeet & Rifle (Outdoor)
- 40.) Resorts & Dude Ranches
- 41.) Riding Stables
- 42.) Sewage Treatment & Disposal Plants
- 43.) Solid Waste Consolidation Facilities
- 44.) Solid Waste Disposal Area
- 45.) Stadiums-Public Assembly
- 46.) Swimming Pools-Recreation
- 47.) Telephone Exchange Stations
- 48.) Utility Substations, Well Heads, Pump Stations, etc.
- 49.) Veterinarian Services
- 50.) Waste Disposal Sites & Sanitary Landfills

- 51.) Worm Farm-Agriculture
- 52.) Zoos, Aquariums & Botanical Garden