

ARTICLE XI

"A – C" COMMERCIAL AGRICULTURAL DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT: The “A – C” Commercial Agricultural District is established for the purpose of protecting agricultural resources of the County while providing for establishment of certain agricultural-related uses which are essentially commercial in nature, but yet are generally compatible with an agricultural setting.

SECTION 2. DISTRICT REGULATIONS: In the “A – C” District, no building or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged or designed for other than one of the uses listed in SECTION 3 below.

SECTION 3. REMITTED USE REGULATIONS:

1. All uses permitted in the “AG – 1” District.
2. Roadside stands for sale of agricultural products by an operator other than the producer of the agricultural product.
3. Livestock sale barns.
4. Grain elevators and storage bins, including the sale of related items, such as seed, feed, fertilizer, and insecticides.
5. Recreational vehicle campgrounds subject to the following regulations:
 - a. Campgrounds shall be utilized only for the accommodation of recreational vehicles, camping trailers, tents, and other similar camping equipment, excluding manufactured housing.
 - b. Campgrounds shall have a maximum density of twenty (20) camping spaces per gross acre, a minimum area of one thousand two hundred fifty (1,250) square feet for each space, and maintain a setback of not less than twenty (25) feet from any public street, highway right-of-way, or property line.
 - c. The campgrounds shall have an accessible, adequate, safe, and potable water supply, and if a public water supply is reasonably available to the campgrounds, it shall be used. Also, it must have an adequate method for on-site sewage disposal as provided for in these Regulations; however, if a public sewer system is reasonably available, it shall be used.

- d. The campground and any service buildings must be maintained in a clean, sanitary condition and kept free of any condition that will menace the health of any occupants or the public or constitute a nuisance.
 - e. Where the campground is within one thousand (1,000) feet of any residential development, screening consisting of a solid fence at least six (6) feet high and/or a landscape buffer of at least twenty (20) feet in width may be required.
- 6. Drive-in theaters and amphitheaters.
- 7. Feed manufacturers, such as alfalfa products.
- 8. Fertilizer plants.
- 9. Fraternal and/or service clubs.
- 10. Hunting clubs and shooting preserves (private or commercial).
- 11. Private clubs.
- 12. 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.
 - a. All special uses permitted in the “AG – 1” District.
 - b. Commercial storage and/or sale of anhydrous ammonia or propane and the wholesale storage of gasoline and other manufactured petroleum products above ground level.
 - c. Commercial development of natural resources and extraction of raw materials, such as rock, gravel, or sand, provided that all operations are in conformance with state statutes and the regulations of the Kansas Department of Health and Environment. Provided further, that the application for a special use permit shall be accompanied by the following information:
 - (1) A plan showing the boundary of the entire tract, vehicular access routes and surfacing, prevailing wind directions, existing, and proposed street rights-of-way, easements, water bodies, mining area, and proposed fencing.
 - (2) A general plan of operation, including blasting hours, removal plan, and hours of operation.
 - (3) A plan showing the finished topography of the restored areas including grades and slopes.
 - (4) A general timing for restoring the various excavation pits and overburden for a continuing use.
 - (5) A general description of the methods and materials proposed to provide for a continuing use.

- (6) Amount and type of planting to be done on the restored area or other approved restoration uses or methods.
- d. Salvage yards, subject to the following conditions:
 - (1) Located on a tract of land at least one thousand (1000) feet from a residential district boundary, and in no case closer than three hundred (300) feet from a residence other than that of the owner or operator.
 - (2) The operation shall be conducted wholly within an enclosed, noncombustible building or within an area completely surrounded by a fence or wall at least eight (8) feet high but not more than ten (10) feet high. Such fence or wall shall be of uniform texture and color and shall be properly maintained by the owner.
 - (3) No salvage materials shall be loaded, unloaded, or otherwise placed temporarily or permanently outside the enclosed building, fence, wall, or within the public right-of-way.
 - (4) No salvage materials shall be piled higher than the top of the required fence or wall.
 - (5) Burning of salvage materials shall be subject to any applicable county, state, and federal laws.
- e. Commercial paintball courses and sporting clays courses.
- f. Motorcycle and recreational vehicle parks and ranges.
- g. Commercial auction houses other than livestock sales barns.
- h. Commercial golf courses, driving ranges, go-cart tracks, miniature golf courses, and other recreational areas.
- i. Commercial stables.
- j. Agricultural Equipment Sales.

SECTION 4. INTENSITY OF USE REGULATIONS: Tracts in this district shall contain the following minimum sizes:

- 1. Lots served by private water wells and septic systems – five (5) acres, with a minimum lot width of one hundred forty (140) feet.
- 2. Lots served by a public water system and a private septic system – three (3) acres, with a minimum lot width of one hundred forty (140) feet.
- 3. Lots served by a public water system and a public sewer system – twenty thousand (20,000) square feet. Lots shall have an average lot width of not less than one hundred (100) feet.

SECTION 5 HEIGHT REGULATIONS: Except as otherwise provided in the height, area, bulk and dimensional requirements of this ordinance, no building or structure shall exceed the following height restrictions.

1. When a building or structure is within 150 feet of a dwelling district zone, said building or structure shall not exceed 35 feet in height.
2. When a building or structure is more than 150 feet from a dwelling district zone, said building or structure shall not exceed 80 feet in height. Buildings and structures used for nonagricultural purposes shall not exceed 35 feet in height.

SECTION 6. YARD REGULATIONS:

1. Front Yard:
 - a. There shall be a front yard having a depth of not less than 35 feet except as required for arterial and collector streets or roads. (See ARTICLE XXX - Additional Height, Area and Use Regulations.)
 - b. Where a lot or tract has double frontage, the required front yard shall be provided on both streets and roads,
 - b. Where a lot or tract is located at the intersections of two or more streets or roads, there shall be a front yard on each street or road side of said lot or tract. No accessory building shall project beyond the front yard line on either street or road.
1. Side Yard: There shall be a side yard on each side of every building or structure which side yard shall not be less than 8 feet,
2. Rear Yard: Except as hereinafter provided in the additional height, area and use regulations of this ordinance, there shall be a rear yard having a depth of not less than 30 feet.

SECTION 7. LOT COVERAGE

1. The total coverage of all buildings shall not occupy more than 20 percent of the lot area.

SECTION 8. SIGN REGULATIONS: See ARTICLE XXV.

SECTION 9. PARKING AND LOADING REGULATIONS: See ARTICLE XXVI.

SECTION 10. LANDSCAPING REGULATIONS: See ARTICLE XXVII.

SECTION 11. TRAFFIC REGULATIONS: See ARTICLE XXVIII.