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The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations in the "AG" Agricultural District. This article shall apply to lands within the unincorporated portion of Rice County, Kansas, as specified within these Regulations.

The purpose of this District is to provide for a full range of agricultural activities on land used for agricultural purposes, including processing and sale of agricultural products raised on the premises; and at the same time offer protection to land used for agricultural purposes from the depreciating effect of objectionable, hazardous, incompatible and unsightly uses. The District is also intended to protect watersheds and water supplies; to protect the use of natural resources in the production of agricultural products and prevent and/or discourage their conversion to other uses not in the interests of the citizens of Rice County; to protect forest and scenic areas; to conserve fish and wildlife habitat; to promote forestry; and to prevent and/or discourage untimely scattering of residential, and/or more dense urban development.

All lands used for agricultural purposes, as defined in these Regulations, are and shall be exempt from any and all restrictions or limitations. No administrative interpretation shall be made that results in any restriction or stipulation on land used for agricultural purposes as herein defined; provided, however that consistent with state law, new agricultural buildings shall be subject to floodplain regulations and to setback requirements on that part of agricultural lands fronting on designated major roads and highways. Any proposal for change of land used for agricultural purposes to nonagricultural uses shall be subject to the requirements of these Regulations.

2-102 USE REGULATIONS

In District "AG", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

1. Agricultural uses.
2. Grain storage structures.

3. Wellhead stations, well separators, tank batteries or other similar above ground facilities used merely for distribution, transmission or temporary storage of oil or natural gas.
4. Oil and/or gas well drilling operations, and temporary on-site storage of oil and gas field-related equipment and supplies, but not a junk yard.
5. Single-family dwellings.
6. Group Homes as defined in these Regulations.
7. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, powerhouses, interlocking towers, and fueling, sanding and watering stations.

2-103 HOUSING RESTRICTIONS

After the adoption of these regulations, subdivisions, housing developments, clusters, and multifamily dwellings are not permitted within 1 mile of "IP-3" Industrial Districts.

2-104 PERFORMANCE STANDARDS

The Performance Standards for permitted uses are contained in Article 22 of these Regulations.

2-105 PARKING REGULATIONS

The Parking Regulations for permitted uses are contained in Article 23 of these Regulations.

2-106 OFF-STREET LOADING REGULATIONS

The Off-Street Loading Regulations for permitted uses are contained in Article 24 of these Regulations.

2-107 SIGN REGULATIONS

The Sign Regulations are contained in Article 25 of these Regulations.

2-108 Height, Area and Bulk Regulations

In the "AG" Agricultural District, the minimum dimensions of yards required along designated major roads and highways in Rice County shall be as follows:

1. **Front Yard:** The depth of the front yard for properties on major roads or highways shall be at least 75 feet.
2. **Side Yard:** For properties on major roads or highways, there shall be a side yard on each side of a dwelling. No side yard shall be less than 50 feet.

3. **Rear Yard:** The depth of the rear yard for properties on major roads or highways shall be at least 50 feet.
4. **Lot Area:** Every lot shall be a minimum of 40 acres. A lot described as a quarter/quarter (i.e. 1/4 of 1/4 of a section) or as a Government Lot from the original government survey shall be deemed to meet the lot size requirements for the "AG" Agricultural District even though said lot may net less than a full 40 acres.
5. **Intensity of Use:** A maximum of two (2) dwellings may be established on each forty (40) acres (i.e. 1/4 of 1/4 of a section or a Government Lot). A minimum of two (2) acres of land with a minimum of 165 feet of lot width must be provided for each dwelling. The dwellings may be located next to one another in the same general location on the twenty acres.
6. **Lot Dimensions:** The minimum width of a lot shall be 660 feet. The minimum depth of a lot shall be 660 feet. There shall not be a lot width to lot depth ratio greater than 1:4 (i.e. the depth of the lot cannot be greater than 4 times the width of the lot). In the event of unusual lot configurations, the Zoning Administrator shall determine whether the lot dimensions meet the spirit and intent of this requirement.

The Area and Bulk Regulations are also set forth in the chart of Article 26. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

2-109 SUPPLEMENTARY HEIGHT, AREA AND BULK REGULATIONS

The Supplementary Height, Area and Bulk Regulations are contained in Article 27 of these Regulations.

2-110 SUPPLEMENTARY USE REGULATIONS

The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 28 of these Regulations.