

## CHAPTER II “RA” RURAL AGRICULTURAL DISTRICT

### ARTICLE 1. General Provisions

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#### ARTICLE 1. GENERAL PROVISIONS

- 2-101. APPLICATION. The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations for the “RA” Rural Agricultural District. The purpose of this District is to provide for 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 forest and scenic areas; to conserve fish and wildlife habitat; to promote forestry; and to prevent and/or discourage untimely scattering of suburban residential, rural residential, and/or more dense urban development. In this regard, all lands used for agricultural purposes, as defined in these Regulations, are and shall be exempt from any land 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 “RA”, no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, relocated, or altered except for one of more of the following uses:
1. Agricultural purposes.
  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 filled-related equipment and supplies, but not a junk yard.
  5. Single-family dwellings.
  6. 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 classifications yards, repair shops, roundhouses, powerhouses, interlocking towers, and fueling, sanding, and watering stations.

7. Private airport landing strips.
8. Churches and other buildings used for the purpose of religious worship.
9. Public parks, playgrounds, golf courses, recreational community buildings, museums, administrative buildings, libraries, police stations, and fire stations.
10. The creation of one (1) additional lot on lands used for agricultural purposes shall be permitted without requiring a rezoning, including those divisions of agricultural lands because of mortgage or lending requirements, provided said additional lot is created in conformance with the requirements of the Subdivision Regulations of the City of McLouth, Kansas.

2-103. PERFORMANCE STANDARDS. The Performance Standards for permitted uses are contained in Chapter 13 of these Regulations.

2-104. PARKING REGULATIONS. The Parking Regulations for permitted uses are contained in Chapter 14 of these Regulations.

2-105. OFF-STREET LOADING REGULATIONS. The Off-Street Loading Regulations for permitted uses are contained in Chapter 15 of these Regulations.

2-106. SIGN REGULATIONS. The Sign Regulations are contained in Chapter 16 of these Regulations.

2-107. HEIGHT, AREA AND BULK REGULATIONS. In the "RA" Rural Agricultural District, the minimum dimensions of yards required along designated major roads and highways shall be as follows:

1. HEIGHT. Buildings or structures shall not exceed 35 feet and/or 2 ½ stories in height.
2. LOT AREA. Every lot shall be a minimum of 5 acres.
3. LOT DIMENSIONS. The minimum width of a lot shall be 330 feet. The minimum depth of a lot shall be 330 feet.
4. FRONT YARD. The depth of the front yard shall be at least 50 feet.
5. SIDE YARD. The depth of the side yard shall be at least 25 feet.
6. REAR YARD. The depth of the rear yard shall be at least 50 feet.

- 2-108. SUPPLEMENTARY HEIGHT, AREA, AND BULK REGULATIONS. The Supplementary Height, Area, and Bulk Regulations are contained in Chapter 18 of these Regulations.
- 2-109. SUPPLEMENTARY USE REGULATIONS. The Supplementary Use Regulations including permitted Conditional Uses and Accessory Uses, are contained in Chapter 19 of these Regulations.