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The regulations set forth in this Article, or set forth elsewhere in this Code when referred to in this Article, are the regulations in the "AG" Agricultural District. This article shall apply to lands within the extraterritorial jurisdiction of the City of Sabetha in Nemaha County and Brown County, Kansas, as specified within this Code.

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 Nemaha County and Brown 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 this Code, 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 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 this Code.

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. Commercial wind generation facilities.
6. Single-family dwellings.
7. Group Homes as defined in these Regulations.
8. 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 PERFORMANCE STANDARDS

The Performance Standards for permitted uses are contained in Article 19 of these Regulations.

2-104 PARKING REGULATIONS

The Parking Regulations for permitted uses are contained in Article 20 of this code.

2-105 OFF-STREET LOADING REGULATIONS

The Off-Street Loading Regulations for permitted uses are contained in Article 21 of this code.

2-106 SIGN REGULATIONS

The Sign Regulations are contained in Article 22 of this code.

2-107 Height, Area and Bulk Regulations

In the "AG" Agricultural District, the minimum dimensions of yards required along designated major roads and highways in Nemaha County and Brown County as shown in the adopted Comprehensive Plan shall be as follows:

1. **Front Yard:** The depth of the front yard for properties on major roads or highways shall be at least 40 feet.
2. **Side Yard:** For Conditional Uses approved in this district, there shall be a side yard on each side of a dwelling. No side yard shall be less than 20 feet.
3. **Rear Yard:** The depth of the rear yard for Conditional Uses approved in this district shall be at least 40 feet.