



A - 2

Commercial Agricultural District

The A – 2 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.

Note: Zoning Regulations do not apply to the use of land for agricultural purposes, or to the erection or maintenance of associated buildings, so long as such land and buildings are used for agricultural purposes.

An “agricultural use” is the use of a tract of land 5 acres or larger, where the principal activity is to produce income from the growing of crops, horticulture, nurseries, truck farms, or the raising of fish, poultry and cattle or other livestock (including commercial feed lots). This definition includes the structures necessary for carrying on farming operations as well as the dwellings of those owning or operating the premises.

Some of the more common uses permitted in the A – 2 District are:

- Agricultural uses
- Single-family dwellings – at least 5 acres of land, agriculture related use only.
- Accessory uses for agricultural and single-family dwelling units
- Churches and similar places of worship; parish houses
- Greenhouses, nurseries
- Temporary structures used for construction work, only until the work is finished. *Basements and cellars may not be occupied for residential purposes until the building is completed.*
- Utility lines and facilities needed for public service – *includes* sanitary landfills, public and semi-public storage and repair facilities, water supply and treatment facilities, dams and power plants.
- Private, non-commercial recreation areas, including swimming pools and golf courses
- Fire and police stations

- Oil and gas exploration, drilling and production, if (1) conducted in accordance with the requirements of the State of Kansas, and (2) when these operations are abandoned, the land is returned as nearly as possible to its original condition.
- Roadside stands for sale of agricultural products.
- Livestock sale barns
- Grain elevators and storage bins, including the sale of related items
- Campgrounds on at least 5 acres. *Subject to additional requirements*
- Drive-in theaters
- Feed manufacturers
- Fertilizer plants
- Fraternal and/or service clubs. Hunting clubs; private clubs
- Other uses as listed in the Russell County Zoning Regulations
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Uses Which May be Allowed only by a Special Use Permit

- ◆ Single-wide manufactured housing
- ◆ Any public building not permitted above, used by City, County or State government.
- ◆ Airport or heliport
- ◆ Bed and breakfast establishments
- ◆ Cemetery, crematory, mausoleums
- ◆ Hospitals, nursing homes, rest homes, convalescent homes and homes for the aged on 10 acres or more
- ◆ Child care center
- ◆ Radio, television, navigation or military control station, transmitter or tower. *Supplementary Regulations may apply.*
- ◆ Animal hospital if no closer than 300' from any residential zone; kennel if at least 1,000' from any residential zone
- ◆ Fur-bearing animal farms
- ◆ Preschools
- ◆ Reservoirs, wells, towers, filter beds or water supply plants
- ◆ Riding stables, no closer than 500' from any residential zone
- ◆ Sanitary landfills, subject to state statutes and KDHE requirements.
- ◆ Seasonal dwellings
- ◆ Sewage disposal facilities meeting requirements of state statutes and regulations of KDHE
- ◆ Electrical substations

- ◆ Commercial storage and/or sale of anhydrous ammonia or propane; wholesale storage of gasoline and other manufactured petroleum products above ground level.
- ◆ Commercial development of natural resources and extraction of raw materials, subject to state statutes and KDHE requirements. *Additional requirements apply.*
- ◆ Salvage yards subject to certain conditions

General Requirements

1. **Tract size** – Tracts in the A-2 District must be 3 acres or larger unless otherwise specified in the Russell County Zoning Regulations
2. **Height of buildings/structures** – In general, buildings and structures can be no taller than 35'. However, structures used for agricultural purposes can be up to 80' if located more than 150' from a dwelling district zone. Check the Zoning Regulations for specifics.
3. **Setbacks** –
 - A. **Front yard** – depth of 40', unless property is located on an arterial or collector road. *Note: If a property is located at an intersection of two roads, it must have a front yard on each road side of the tract.*
 - B. **Side yard** – minimum of 15' on each side of every building or structure
 - C. **Rear yard** – minimum of 40', unless otherwise specified in the Russell County Zoning Regulations

The information provided in this brochure is intended to provide general information only. Each individual situation may have additional restrictions or requirements.

The Zoning Regulations for Russell County are available for inspection or purchase from the Russell County Zoning Office. Application forms and fee schedules are also available.

The Russell County Zoning Office is located on the first floor of the Russell County Courthouse. We may be reached at (785) 483-6650 from Monday through Friday, 8:00 A.M. until 5:00 P.M.

Or, contact us by mail at:

Russell County Zoning
P.O. Box 113
Russell, KS 67665

Please contact our office for help with any questions you have concerning your specific project. We will be happy to assist you!