

D. Use Table – Accessory Uses

1. Collection bins, freestanding Design Standards & Use Restrictions

Collection bins, freestanding shall be permitted as indicated in Table §27-406.D., pursuant to meeting the following requirements:

- a. Bins larger than 64 cubic foot shall not be located in the front yard setback area.
- b. Bins that are intended to be accessible by a vehicle shall be placed on a paved surface.
- c. Bins shall not block required driveways, drive aisles or parking spaces.

2. Fuel storage tanks; fuel storage and dispensing (non-commercial) Design Standards & Use Restrictions

Fuel storage tanks; fuel storage and dispensing (non-commercial) shall be permitted as indicated in Table §27-406.D., pursuant to meeting the following requirements:

- a. Fuel storage tanks shall be located in the rear or side yards only and shall be setback a minimum of 20 feet from all property lines.
- b. Vehicular access to fuel storage and dispensing tanks shall be via a dust-free, all-weather surface approved by the City Engineer.
- c. Fuel storage tanks as a primary use shall not be permitted in the TA, R-1 or R-2 zoning districts.

3. Grain storage bins and grain silos Design Standards & Use Restrictions

Grain storage bins and grain silos shall be permitted as indicated in Table §27-406.D., pursuant to meeting the following requirements:

- a. Grain storage bins and grain silos not be located in the front yard setback area.
- b. Facilities shall meet the requirements of the Kansas Department of Health and Environment.

Sec. 27-407 TA Transitional Agricultural Rural District.

A. Intent.

The intent of the TA Transitional Agricultural Rural District is to preserve and protect agricultural uses, open space and natural resource areas. The type and intensity of land uses authorized in this district are designed to accommodate agricultural operations on substantial acreage. Intense urban uses are premature and undesirable in this district due to the lack of infrastructure such as water, sewer and paved streets. This district provides for similar standards of residential, commercial and industrial development as required in other districts.

In the TA District, 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 use types permitted in the TA District by right, pursuant to meeting established design standards, by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

B. Height and Lot Requirements.

The height and lot requirements shall be as follows:

Uses/Structures	Min. Lot Area (Acres)	Minimum Frontage (feet)	Minimum Lot Depth (feet)	Minimum Setbacks			Max. Height (feet)	Max. Lot Coverage (%)
				Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
Principal uses	5	100	-	(1)	25	10	35	15
Accessory uses	-	-	-	(2)	5	10	35	10

- (1) Refer to the Front Yard Setback Table below. Front yard setbacks are based upon the zoning of the lot and the classification of the street or road adjacent to the lot.
- (2) Accessory uses are not permitted in the front yard setback.

Front Yard Setback Table						
Rural Street (feet)	State Highway (feet)	Arterial Street (feet)	Collector Street		Residential Street (feet)	30 th Avenue Corridor (feet)
			Non-Residential (feet)	Residential (feet)		
40 ¹	30	30	30	30	30	NA

¹ The minimum setback shall be the greater of 40 feet from the property line or road right-of-way line or 73 feet from the centerline of a county road.

C. Miscellaneous Provisions.

1. Supplemental regulations including, but not limited to signs, parking, landscaping and fences shall be applied as required under Articles VII, VIII and IX of these regulations.
2. Private stables and facilities for housing animals and fowl for commercial purposes on at least 10 acres are allowed, provided that all buildings shall be no closer than 300 feet to any residential district.
3. Public and private riding academies on at least 10 acres shall be permitted, provided that no stable, building or structure in which horses or other animals are housed shall be nearer than 300 feet to any residential district.
4. A water well and septic system located on the same zoning lot shall require a minimum of five acres.

Sec. 27-408 R-1 Single Household Suburban Residential District.

A. Intent.

The intent of the R-1 Single Household Suburban Residential District is to provide for very low density residential development with certain public facilities and infrastructure available now or in the future. Greater flexibility in design is needed to allow for the preservation of open space around buildings. This district is intended for the development of areas at the fringe of the City and to minimize conflicts of incompatible land uses and protect the public health and welfare of property owners as the area becomes more fully developed.

In the R-1 District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved