

ARTICLE V
"A-L" AGRICULTURAL DISTRICT

Section 1. Intent and Purpose of District: The "A-L" Agricultural District is established for the purpose of protecting agricultural uses in the county by restricting and regulating density, land coverage, and land use.

Section 2. District Regulations: In District "A-L", no building or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged or designed for other than one of the uses listed in Section 3 below.

Section 3. Use Regulations:

- A. General agricultural operations. This shall not include or permit:
 - 1. The spreading, accumulation, feeding or use of garbage in any form on the surface of the land.
 - 2. Any activity within three hundred feet (300') of a dwelling district which activity is noxious or offensive by reason of dust, odor or noise.
- B. Single-Family Dwellings on a tract of land five (5) acres or larger.
 - 1. Residential Design Manufactured Homes placed on a permanent foundation that meets the requirements of Section 7 of this Article.
- C. Churches and similar places of worship and parish houses.
- D. Communication towers. (meeting the requirements of Article XXV, Section 1, K, of this code)
- E. General farm operations.
- F. Golf courses, except miniature golf courses and driving tees operated for commercial purposes.
- G. Greenhouse and nurseries.
- H. Institutions of higher learning, including dormitory accommodations when located on the same tract as the educational buildings.
- I. Public parks, playgrounds, recreational areas and community buildings owned and operated by a public agency.

- J. Public or parochial elementary, junior high and high schools and private schools with equivalent curriculum.
- K. Stands for sale of agricultural products or commodities raised on the premises.
- L. Customary *accessory* uses and structures located on the same tract with the principal use, including barns, sheds, tennis courts, open-air swimming pools, private garages, garden houses, barbecue ovens, fireplaces and similar uses.
- M. Temporary structures incidental to construction work but only for the period of such work. Basements and cellars may not be occupied for residential purposes until the building is completed.
- N. The renting of not to exceed two (2) sleeping rooms with a total occupancy not to exceed three (3) persons for whom board may be furnished but with the prohibition of separate culinary accommodations for such tenants.
- O. The following uses may be allowed by special use permit when submitted:
 1. Any public building erected or land used by any department of the City, County, State or Federal Government.
 2. Airport or heliport.
 3. Cemetery or crematory.
 4. Drive-in theaters.
 5. Mineral extraction.
 6. Nursing homes and homes for the aged.
 7. Seasonal or temporary uses such as recreational camps and similar activities.
 8. Telephone exchange, electric and gas substations, and regulator stations.
 9. Home Occupations.
 10. Day Care Homes.
 11. Group Day Care Homes.
 12. Pre-Schools.
 13. Any use following the Land Use & Growth Framework of the comprehensive plan

Section 4. Intensity of Use Regulations: Tracts in this district shall be Five (5) acres or larger.

Section 5. Height Regulations: Except as otherwise provided in the Airport District and the additional height, area, and use regulations of this Ordinance, no building or structure shall exceed the following height requirements.

- A. When a building or structure is within one hundred fifty feet (150') of a dwelling district zone, said building or structure shall not exceed thirty-five feet (35') in height.
- B. When a building or structure is more than two-hundred fifty feet (250') from a dwelling district zone, said building shall not exceed eighty feet (80') in height.

Section 6. Yard Regulations:

A. Front Yard:

- 1. There shall be a front yard having a depth of not less than forty feet (40') except as required for arterial and collector streets (See additional height, area, use regulations).
- 2. Where a lot or tract has double frontage, the required front yard shall be as provided on both streets.
- 3. Where a lot or tract is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of said lot or tract. No *accessory* building shall project beyond the front yard line on either street.

B. Side Yard: There shall be a side yard on each side of every building or structure and said side yard shall not be less than fifteen feet (15').

C. Rear Yard: Except as hereinafter provided in the Additional Height, Area and Use Regulations of this Ordinance, there shall be a rear yard having a depth of not less than thirty feet (30').

Section 7. Residential Design Manufactured Homes:

A. A Residential Design Manufactured Home is a dwelling unit substantially assembled in an off-site manufacturing facility for installation or assembly at a dwelling site, bearing a label certifying that it was built in compliance with National Manufactured Home Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development.

B. In addition to the HUD Construction and Safety Standards any manufactured home installed in an "A- L" Agricultural District will meet the following requirements:

- 1. The manufactured home will have a minimum of 1040 sq. ft. of enclosed and heated living area.
- 2. The manufactured home will have a minimum width of 22 feet.

3. The roof will be covered with a residential type roof covering, i.e., asphalt, wood, or fiberglass shingles or any material that is commonly used in standard residential construction. The roof will have a minimum vertical rise of three feet (3') for each twelve feet (12') of horizontal run.
4. All manufactured homes in an "A-L" zone shall have a roof eave and overhang with a projection of at least six inches (6").
5. Exterior siding will consist of vinyl or metal horizontal lap siding, hardboard, wood, masonry, or siding that is comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
6. The manufactured house must be installed in accordance with the recommended Installation procedures of the manufacturer and the standards set by the National Conference of States on Building Codes and Standards, and standards published in "Manufactured Home Installations, 1987" (NCS/BCS) (as approved by ANSI A225.1 April 26, 1989) with a continuous, permanent reinforced concrete foundation system, unpierced except for required ventilation and access shall be installed under the perimeter of the manufactured home. The home must be anchored to the foundation system as required by the adopted building code of the City of Liberal, upon the final placing of the home, no part of the undercarriage will be exposed to view from the outside. No crawl space access shall be on the side facing any street.
7. Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in accordance with acceptable residential type construction. Portable porches, portable stoops, portable steps and portable decks will not be approved.
8. The moving hitch, wheels and axles and transporting lights must be removed prior to the occupancy of the home.
9. All utilities will be connected to the home in accordance with the codes that are in effect.