

ARTICLE 5
AG AGRICULTURAL AND RURAL DISTRICT

Updated 8/2/06

Sec. 5.01 DESCRIPTION AND PURPOSE.

This zone is intended for tracts of land within the township that are best suited and located for agricultural production and related operations. If development or the dividing of land are to occur, they should be preceded by proper planning and rezoning. The purpose of this district is also to provide sites for single family residential development where a rural atmosphere is to be maintained. Lands within this district may also be used for recreational purposes. A low intensity of uses must be maintained since it is not expected that lands within this district will be served with complete municipal services at any point in the foreseeable future.

Sec. 5.02 PERMITTED USES.

Land or buildings in the AG District may be used for the following purposes only:

- A.** Farms for both general and specialized farm operations, including the following agricultural activities:
 1. crop production, including berry farms, row crops, orchards, field crops, grain, hay, pasturelands and vineyards.
 2. commercial animal raising, including kennels, rabbit farms, fur bearing animal ranches, hog farms, dairy farms and cattle farms.

3. farm buildings designed and constructed to store implements, hay, grain, poultry, livestock, or other horticultural products.
 4. wholesale nurseries, including tree or sod farm and greenhouses.
 5. egg hatcheries.
 6. confined animal feeding operations and intensive animal raising.
- B.** One single family residence on each lot.
 - C.** Conservation area for flora or fauna, forest preserve, game refuge.
 - D.** Parks or recreation areas owned or operated by a government agency.
 - E.** Permitted Accessory Uses.

1. Uses customarily accessory to farm operations.
2. Permitted accessory uses and buildings, as regulated in Section 3.11.
3. Home occupation as an accessory to a permitted use, as regulated in Section 23.07.
- F.** Adult foster care small group home, licensed under Act 218 of the Public Acts of 1979, as regulated in Section 23.11.

Sec. 5.03 USES REQUIRING SPECIAL APPROVAL.

The following uses may be authorized by the Planning Commission, subject to compliance with the procedures and standards established for special use permits in Article 20 of this ordinance:

- A.** Agricultural related service establishments.
- B.** Agricultural labor housing.
- C.** Radio and television broadcasting buildings and towers.
- D.** Removal and processing of top soil, sand, gravel, or other minerals - see Sec. 23.08.
- E.** Recreational vehicle storage yard – see Sec. 23.13.
- F.** Churches, synagogues and other buildings used for religious worship. – see Sec. 23.05
- G.** Schools and colleges, government buildings - see Sec. 23.05.
- H.** Golf courses, country clubs, athletic grounds, parks - see Sec. 23.10.
- I.** Open Space development – see Sec. 23.18
- J.** Establishments for the sale, rental or storage of farm equipment with incidental repair and service, subject to the standards of Section 23.03.D.
- K.** Cemeteries. (See Section 23.05)
- L.** (reserved)
- M.** Marinas - see Sec. 23.10B.
- N.** Airfields, heliports, and landing strips.
- O.** Campgrounds.
- P.** Guest or dude ranches, riding stables
- Q.** Race Tracks.
- R.** Hunting clubs, wildlife refuges, shooting ranges.
- S.** Public utility buildings, including maintenance and repair shops, vehicle or equipment storage buildings, having a floor area greater than two hundred (200) square feet.
- T.** Support Services Residence, see Section 23.17.
- U.** Any use that is found by the Planning Commission to be similar to any special use listed under Section 5.03, provided that such use to be approved is not permitted by right or by special use in any Zoning District.

Sec. 5.04 HEIGHT REGULATIONS.

No building shall exceed thirty (30) feet in height. Farm buildings and TV and radio broadcasting towers shall be permitted at their usual and customary heights.

Sec. 5.05 AREA REGULATIONS.

All buildings, structures or additions thereto shall comply with the following requirements:

A. FRONT YARD. The uniform setback provisions of Section 3.03B shall apply to all residential buildings, structures, and additions. If a uniform setback does not exist, the front yard setback shall be not less than forty (40) feet, except that when adjacent to a primary street, the front yard setback shall be not less than fifty (50) feet, and when adjacent to a major arterial street, the front yard setback shall be not less than sixty (60) feet. Notwithstanding the provisions of the immediately preceding sentence, (i) a lot (see definition in Section 32.13) which is of record as of July 28, 1998 or (ii) any lot included in a proposed plat, building envelope or site in a proposed site condominium, or building site located in any other type of development which is on file with the Township as of July 28, 1998, shall only be required to have a front yard setback of forty (40) feet; and shall not be required to have a front yard setback of fifty (50) feet if on a primary street or sixty (60) feet if on a major arterial street.

B. SIDE YARD. For residential buildings, there shall be total side yards of not less than twenty-five (25) feet provided that no yard shall be less than ten (10) feet.

C. REAR YARD. There shall be a rear yard of not less than fifty (50) feet.

D. LOT AREA AND WIDTH. The minimum lot area shall not be less than on (1) acre and the width of the lot at the front setback line shall be not less than on hundred fifty (150) feet. Any lot in existence on December 22, 1988, may be used for one single family dwelling provided that it meets the lot area and yard requirements of the R-1 Zone.

Sec. 5.06 MINIMUM FLOOR AREA.

Each single-family dwelling in this zone shall have a minimum finished habitable floor area, above exterior finished grade, of one thousand two hundred (1,200) square feet. Each dwelling unit shall have a minimum of twenty-four (24) feet of width for a minimum of twenty-four (24) feet in length. Each single-family dwelling shall be constructed with an attached garage a minimum of four hundred and eighty four (484) square feet.

Sec 5.07 ADDITIONAL REGULATIONS.

A. Buildings constructed for use in connection with a confined animal feeding operation or intensive animal raising operation or buildings converted into such use which have a floor area greater than 10,000 square feet in area or additions to such buildings resulting in a building exceeding 10,000 square feet in area shall be subject to site plan review by the planning commission as provided in Article 24. In addition, such buildings shall be subject to the following requirements:

1. Such structures shall be set back 500 feet

from any existing residence, except that of the confined feeding operator.

- 2. Such structures shall be set back 1,000 feet from any existing church, school, or public recreation area.
- 3. Such structures shall be set back 200 feet from any public right-of-way.
- 4. Such structures shall be set back 1,300 feet from any existing residential plat.
- B.** Manure pits, sewage lagoons and similar facilities require the approval of the Planning Commission. Such a facility shall be designed by a registered professional engineer or by an agent of the soil conservation service, who shall certify the adequacy of the proposed facility. The Planning Commission may consult with the township engineer, the soil conservation service or other agencies before approving or denying a request. If approved, such a facility must

be built, operated and maintained according to plans approved by the Planning Commission.

- C.** Keeping and raising animals - see Sec. 23.02.
- D.** Parking requirements - see Article 21.
- E.** Signs - see Article 22.
- F.** Standards for single- and two-family Dwellings - see Sec. 23.14.
- G.** Foster care facilities - see Sec. 23.11.
- H.** Roadside produce stands - see Sec. 3.11.c.1.1.
- I.** Home occupation - see Sec. 23.07.