

CHAPTER 5 AR AGRICULTURAL DISTRICT

SECTION 5.01 DESCRIPTION AND PURPOSE

This District is intended to primarily conserve and protect lands determined suitable for farming operations and to foster the rural character of the Township. The District shall also accommodate very low-density residential development and other uses generally associated with agricultural and rural residential uses. As a recognized agricultural district, certain impacts such as odors, noise, application of chemicals, and other external impacts typically associated with farming operations shall be recognized and reasonably tolerated provided they do not pose a threat to the general health, safety, and welfare of Township residents.

SECTION 5.02 PERMITTED USES

Land and/or buildings in the AR District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 13.

- A. Farms for both general and specialized farming, together with farm dwelling and buildings and other installations useful to such farms, including roadside stands with less than two-hundred (200) square feet of sales area for produce grown on the premises.
- B. Sale of animal feed, seed, fertilizers, and related farm products when conducted as part of a bona fide farming operation and when located on the premises of said farming operation.
- C. Single-family dwellings, including home occupations as regulated by Section 3.25.
- D. State licensed residential family care facilities; provided that such facility is not located closer than one-thousand five hundred (1,500) feet from an existing or proposed similar state licensed residential facility, including group care facilities, but not including state licensed residential facilities caring for six (6) or fewer minors.
- E. Family day care homes.
- F. Accessory buildings, structures and uses customarily incidental to a Permitted Use or Special Land Use meeting the requirements of Section 3.09.

SECTION 5.03 SPECIAL LAND USES

Land and/or buildings in the AR District may be used for the following subject to approval by the Planning Commission as a Special Land Use in accordance with the procedures of Chapter 14.

- A. Outdoor recreational uses, country clubs, golf courses, riding stables, and publicly-owned athletic grounds and parks, and other similar uses, including related uses, such as snack bars, pro-shops restaurants, and small retail shops selling goods directly related to the primary use, and other similar uses integral to the main use.
- B. Farm Markets.
- C. Cemeteries

- D. Commercial greenhouses and nurseries.
- E. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
- F. Public or private campgrounds.
- G. Schools, churches, libraries, parks, playgrounds and community center buildings.
- H. Group day care homes.
- I. Sawmills.
- J. Produce/vegetable packaging plant.
- K. Sale of animal feed, seed, fertilizers, and related farming products unless conducted as part of a bona fide farming operation where the operation does not require a Michigan Sales Tax License.
- L. Utility and public service buildings, including storage yards.
- M. Intensive Livestock Operations.
- N. Open Space Preservation Developments.
- O. Farm Labor Housing.
- P. Veterinary hospitals, animal clinics, and commercial kennels.
- Q. Wireless communication towers

SECTION 5.04 SCHEDULE OF AR DISTRICT REGULATIONS

- A. No main building, structure, or principal use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 14 for additional requirements for Special Land Uses.)

AR DISTRICT REQUIREMENTS	
FRONT YARD	50 feet
SIDE YARD	30 feet each side
REAR YARD	40 feet
BUILDING HEIGHT	Maximum 2 ½ stories, not to exceed 35 feet
LOT COVERAGE	25%
MINIMUM LOT AREA	5 acres
MINIMUM LOT WIDTH	250 feet
MAXIMUM LOT WIDTH TO DEPTH RATIO	1:4
MINIMUM DWELLING UNIT FLOOR AREA	One Story - 960 square feet
	Above one story - 600 square feet on ground floor