

ARTICLE 11

AA – AGRICULTURAL DISTRICT

SECTION 11.01 PURPOSE

The purpose of this article is to provide for a district that will allow extensive areas of the township to be retained in agricultural use; prevent scattered non-farm growth; preserve woodlands and wildlife areas; and retain open space in its natural state. The requirements of this district are designed so as to prevent unwarranted premature urban expansion, and to prevent unwarranted premature development from encroaching upon legitimate agricultural areas, thus disrupting the agricultural resources, environment and economy, including the tax base. It is essential that development in areas that are predominantly agricultural be based on sound principles that realize the importance of such activities to the economy and welfare of the township.

SECTION 11.02 PERMITTED USES

The following buildings and structures and uses of parcels, lots, buildings and structures are permitted in this district.

- A. A parcel of ten (10) acres or more may be used for general and specialized farming and agricultural activities including, but not limited to, the raising or growing of crops; livestock, poultry and other farm animals; produce; foodstuffs; and any building or structure may be located thereon and used for the day to day operation of such activities, provided the following conditions are satisfied:
 1. Buildings and fenced enclosures used for the quartering of said animals shall be located a minimum distance of sixty (60) feet from the principal dwellings located on said lot or parcel and from the principal dwellings of adjacent properties.
 2. Owners of any lot or parcel of land upon which livestock are maintained must fence and contain the livestock on said premises.
- B. The raising or keeping of livestock, poultry and other animals for 4-H projects, home consumption and other non-commercial uses upon a lot or parcel of land having an area not less than two (2) acres and a width not less than three hundred (300) feet, provided the following conditions are satisfied:
 1. Buildings and fenced enclosures used for the quartering of said animals shall be located a minimum distance of one hundred (100)

feet from the principal dwellings located on said lot or parcel and from the principal dwellings of adjacent properties.

2. Owners of any lot or parcel of land upon which livestock are maintained must fence and contain the livestock on said premises.
- C. A one-family dwelling, agricultural buildings or farmstead.
- D. Public and private conservation area and structure for the development, protection and conservation of open space, watersheds, water, soil, forest, and wildlife resources.
- E. A parcel may be used for the growing, stripping and removal of sod provided that said lot or portion thereof shall be seeded after stripping by fall of the year in which it was stripped so as to reduce the actual or potential erosion by water or wind.
- F. Home occupations: customary home occupations such as hairdressing, millinery, dressmaking, bookkeeping and accounting services, real estate and insurance sales, professional offices for not more than one (1) physician, surgeon, dentist, attorney, architect, engineer, or similar professional practitioner provided that such home occupation shall satisfy the following conditions:
1. The non-residential use shall be only incidental to the primary residential use of the property.
 2. The home occupation shall be limited to no more than thirty (30) percent of the usable floor area of the principal structure or no more than fifty (50) percent of the total floor area of an accessory building.
 3. There shall be no more than one (1) employee other than members of the immediate family residing on the premises.
 4. All activities shall be conducted indoors and shall not include any outdoor storage or activities other than receipt or delivery associated with the home occupation.
 5. There shall be no external evidence of such occupation except a small announcement sign as specified in Article 8.
 6. No home occupation shall be permitted which is injurious to the general character of the AA Agricultural District and which creates a hazardous or unhealthy condition.

- 7. For the purpose of this provision, principal and accessory farm operations shall not be considered home occupations.
- G. Storage of not more than two (2) non-residential type recreational vehicles provided that such units shall be completely within the side and rear yards. Outdoor storage or overnight parking of one (1) commercial vehicle over one (1) ton capacity shall be permitted. One additional commercial vehicle shall be permitted if it is necessary to the function of the premises on which it is located or necessary to an occupation of an occupant of the premises provided that such vehicle be parked entirely within a side or rear yard or completely enclosed within a structure.
- H. Adult foster care family home or family day care home.
- I. A sign only in accordance with the regulations specified in Article 8.
- J. An accessory use, building or structure.
- K. Essential service structures, except as provided in Section 10.18.
- L. A church, synagogue, cathedral, mosque, temple or other building used for public worship.
- M. Wind energy conversion systems which do not exceed 65 feet in height and which otherwise comply with the requirements of Section 10.26.

SECTION 11.03 CONDITIONAL USES

The following buildings and structures and uses of parcels, lots, buildings and structures are permitted in this district subject to obtaining a conditional use permit as provided in Article 10:

- A. Mining and Extraction (See Section 10.13).
- B. Public and private parks (excluding zoological parks), recreation areas or preserves, camp grounds, golf course, golf driving range, clubs, hunting lodge.
- C. Community and governmental buildings.
- D. Airport
- E. Two-family dwelling
- F. Public and private nursery, primary and secondary schools, business school, college, university, group day care home, and child care center.

- G. Hospital, nursing home, sanitarium, medical and food-processing research laboratories.
- H. Owner operated trucking business.
- I. Temporary building or trailer office.
- J. Roadside stand provided the majority of the nursery stock or other agricultural products offered for sale are raised on the premises.
- K. Veterinarian, animal clinic and the facilities for the care and/or boarding of animals including kennels.
- L. Commercial radio or television stations or transmitter occupying a site of no less than ten (10) acres.
- M. Dairy products production and processing operations.
- N. Owner operated excavation business.
- O. Riding academy.
- P. Temporary single-family mobile home, as prescribed in Section 10.20.
- Q. Bed-and-Breakfast inns.
- R. Adult foster care facility or childcare facility.
- S. Telecommunication towers over fifty (50) feet in height designed primarily for the purpose of supporting one or more telephone, radio, television or similar communication transmitting or receiving antennas, subject to the following standards and conditions:
 - 1. Towers and any materials or antennas attached to the tower shall be of neutral color to be as visually unobtrusive as possible. Towers shall not be artificially lighted, unless required by the federal aviation administration. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to surrounding views.
 - 2. All towers and antennas must meet or exceed current standards and regulations of any agency of the state or federal government with authority to regulate towers and antennas. Should such standards and regulations be changed, then the owners of towers and antennas governed by this section shall bring their towers and antennas into compliance with such revised standards and

regulations within six (6) months of the effective dates of such revised standards and regulations unless a different compliance schedule is mandated by the state or federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds of nonconformance with this zoning ordinance and the tower shall be removed at the owner's expense.

3. A signed and notarized statement by the applicant certifying compliance with all applicable federal, state and local laws shall be filed with the application.
 4. No advertising or identification signs visible from the site shall be allowed or permitted on the tower.
 5. A site plan drawing must be submitted with the application showing the location, type and height of the proposed tower, land uses on and around the site, setbacks from adjacent property, elevation drawings of the proposed tower and any other proposed structures.
 6. A licensed professional engineer shall certify any information of an engineering nature that the applicant submits, whether civil, mechanical or electrical.
 7. A legal description of the lot and the leased parcel as applicable and evidence of the lot owner's consent to place the proposed tower.
 8. The planning commission may impose conditions to the extent that it concludes such conditions are necessary to minimize any adverse effect of the proposed tower on adjoining properties.
 9. All new and modified communication towers shall be designed and constructed to accommodate collocation.
 10. Towers shall not exceed three hundred (300) feet in height and shall be set back one hundred and fifty percent (150%) of the height of the tower from all property lines and road rights-of-way as measured from the tower base.
- T. Intensive livestock feeding operations defines as a lot or building or combination of contiguous lots and buildings where more than five hundred (500) animal units have been, are, or will be stabled or confined and fed or maintained for a total of forty-five (45) days or more in an twelve (12) month period, where manure may accumulate, and where the concentration of animals and/or manure is such that vegetative cover

cannot be maintained within the enclosure during the normal growing season, shall meet the current requirements and standards of all regulating state or federal agencies. Generally accepted agricultural and management practices for animal agriculture as provided in Act 93 of the Public Acts of 1981, as amended, shall be used to regulate the placement of facilities and to minimize odor, smoke, fumes, dust, insects or rodents generated as a result of the operation.

- U. A planned unit residential development, in accordance with the procedures and regulations specified in Article 10.
- V. Wind energy conversion systems, which comply with Section 10.26.

SECTION 11.04 REGULATIONS

The following regulations shall apply in all AA Agricultural Districts:

- A. Lot Area: No building or structure shall be established on any lot less than two (2) acres in area.
- B. Lot Width: The minimum lot width shall be three hundred and thirty (330) feet.
- C. Lot Coverage: The maximum lot coverage shall not exceed fifteen (15) per cent.
- D. Minimum First Floor Area: The minimum first floor area shall not be less than eight hundred twelve (812) square feet.
- E. Yard and Setback Requirements:
 - 1. Front Yard: Not less than sixty (60) feet between any building and the road right of way. [Normally ninety-three (93) feet from the centerline of the road.]
 - 2. Side Yards: Least width of either yard shall not be less than fifty (50) feet; except in the case of a corner lot where the side yard on the road or street shall not be less than sixty (60) feet.
 - 3. Rear Yard: Not less than fifty (50) feet.
 - 4. The above requirements shall apply to every lot, building or structure.
- F. Height: No dwelling or non-farm buildings or structures shall exceed a height of three (3) stories or forty (40) feet.

G. Off-street parking shall be provided as required in Article 9.