

ARTICLE 11-A

AB – AGRICULTURAL BUSINESS DISTRICT

SECTION 11A.01 PURPOSE

The purpose of this district is to provide for limited areas within the Township where more intensive, business related agricultural activities may occur. As traditional agricultural areas have been impacted by the encroachment of residential uses, more intensive agricultural uses have become incompatible. In addition, many of the existing agricultural uses have expanded or diversified in a manner that increases this incompatibility, resulting in the need to separate these uses. This can be accomplished through a separate district with increased site development standards, such as lot area and setbacks from other residential development areas.

SECTION 11A.02 PERMITTED USES

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

- A. General and specialized farming and agricultural activities, including, but not limited to, the raising and growing of crops, livestock, poultry and other farm animals, products and foodstuffs.
- B. Farm dwellings, provided the parcel meets the site development requirements for the district and the owner or resident has some involvement with the agricultural operation or other permitted use.
- C. Riding academies or stables for the raising or keeping of horses, cattle, hogs, goats or other similar livestock.
- D. Adult foster care family home or family day care home.
- E. Veterinary clinic, animal hospital or similar facilities for the care of animals.
- F. High-density animal feeding (intensive livestock) operations, subject to the waste management requirements of the State of Michigan, including amendments to the Right to Farm Act (P.A. 261 of 1999) that established Generally Accepted Agricultural Management Practices (GAAMP's) for such operations.
- G. Home occupations, subject to the conditions listed under Section 11.02 (F).
- H. An accessory building or structure.

- I. A sign, in accordance with the regulations specified in Article 8.
- J. Wind energy conversion systems which do not exceed 65 feet in height and which otherwise comply with the requirements of Section 10.26.

SECTION 11A.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. Commercial kennel for the boarding of domesticated animals.
- B. The removal, extraction or mining of minerals or other natural deposits including sand, soil, or gravel.
- C. Private airport or landing strip, subject to FAA requirements.
- D. Roadside stand provided the majority of the products to be sold are raised on the premises and any other products are consistent with the farm operation.
- E. Agri-business, including, but not limited to:
 - 1. Farm machinery sales, service, rental and repair.
 - 2. Grain elevators for storage, drying and sales.
 - 3. Bulk feed, seed or fertilizer outlet or distribution center.
 - 4. Grain and livestock trucking and cartage facilities.
 - 5. Livestock auction facilities.
 - 6. Dairy products production and processing operations.
 - 7. Other agri-business similar in nature.
- F. Agri-tainment, including, but not limited to:
 - 1. Animal petting zoos or zoological parks
 - 2. Equestrian facilities for public showing and competition

3. Amusement facilities related to seasonal displays associated with agricultural products (pumpkin patch, cider mill, corn maze or similar activities).
 4. Education and training facilities associated with agriculture, with accommodations for students
- G. Adult foster care or group day care for 7 to 12 persons
- H. Wind energy conversion systems, which comply with Section 10.26.

SECTION 11A.04 REGULATIONS

- A. Lot Area: No building or structure shall be established on any lot less than twenty (20) acres except in a high density feeding operation which will require a minimum of forty (40) acres.
- B. Lot Width: The minimum lot width, measured at the road frontage, shall be not less than six hundred and sixty feet (660').
- C. Lot Coverage: The maximum lot coverage shall not exceed ten (10) percent.
- D. Minimum Floor Area: The minimum first floor area shall be eight hundred and twelve (812) square feet.
- E. Yard and Setback Requirements:
1. Front Yard: Not less than sixty (60) feet from the road right-of-way line.
 2. Side Yards: Least width of either side yard shall be fifty (50) feet.
 3. Rear Yard: Not less than fifty (50) feet.
 4. No building or structure shall be located within one hundred (100) feet of any existing residence on an adjacent property.
 5. The above requirements shall apply to all buildings and structures, but shall allow for the fencing of pasture or crop land along the parcel boundary.
- F. Height: The following height requirements shall apply in this district: Farm dwellings shall not exceed a height of three (3) stories or forty (40) feet.
- G. Required off-street parking subject to the provisions of Article 9.