

Chapter 5

Agricultural Rural Residential District - AR

Section 5.01 Description and Purpose

This District is intended for residential and farm uses, including other uses generally associated with agriculture, and related non-residential uses. The purpose of this District is to preserve the agricultural and rural residential character of the lands within this District, minimizing public service costs, limiting urban influence, and preserving a maximum of open space. Careful consideration is given to the environmental concerns related to groundwater quality and other related issues pertaining to development in rural areas with limited public services. All uses permitted within this District shall be conducted with due consideration for the potential effects which may result from authorized agricultural uses, in accordance with Public Act 94 of 1995, the Michigan Right to Farm Act.

Section 5.02 Permitted Uses

Land and/or buildings in the AR District may be used for the following purposes as Permitted Uses:

- A. Farms for both general and specialized farming, together with farm dwellings and buildings and other installations useful to such farms, including roadside stands with less than four hundred (400) square feet of sales area.
- B. Single family dwellings, one (1) per parcel.
- C. State licensed residential family care facilities, but not including state licensed residential facilities caring for four (4) or less minors, one (1) per parcel.
- D. Family day care homes, one (1) per parcel.
- E. Home occupations in accordance with the requirements of Section 3.20.
- F. Public parks, playgrounds, and cemeteries.
- G. Single family site condominium projects, subject to Site Plan Review in accordance with the requirements of Chapter 11.
- H. Migrant Housing, one (1) single family or one (1) two-family dwelling per parcel.
- I. Accessory buildings, structures and uses customarily incidental to any of the above Permitted Uses, or Special Land Uses listed in section 5.03.

Section 5.03 Special Land Uses

Land and/or buildings in the AR District may be used for the following purposes following review by the Planning Commission as a Special Land Use as regulated by Chapter 13:

- A. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.

Crystal Township**Zoning Ordinance**

- B. State licensed residential group care facilities, one (1) per parcel.
- C. Group and commercial day care homes and facilities, one (1) per parcel.
- D. Roadside stand with four hundred (400) square feet or more of sales area.
- E. Bed and breakfast establishments, one (1) per parcel.
- F. Schools, churches, libraries, and community center buildings.
- G. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- H. Radio and television transmitting buildings and related towers exceeding one hundred (100) feet in height or towers in excess of fifty (50) feet in height for Commercial Wireless Telecommunication Services.
- I. Intensive Livestock Operations.
- J. Migrant Housing, more than one (1) single family or one (1) two-family dwelling per parcel.

Section 5.04 District Regulations

No lot, building, or structure, nor the enlargement of any building or structure, shall be hereafter erected unless all of the following requirements are met and maintained in connection with such use of the lot, building, structure, or enlargement.

Front Yard	30 feet
Side Yard	30 feet minimum
Rear Yard	50 feet
Building Height	35 feet or 2 ½ stories
Lot Coverage	15%
Minimum Lot Area	3 acres
Minimum Lot Width	330 feet
Minimum Dwelling Unit Floor Area	960 square feet GFA/ 600 square feet GFA on ground floor