

## **ARTICLE V**

### **AR AGRICULTURAL-RESIDENTIAL DISTRICT**

#### **SECTION 5.01      PURPOSE**

The purpose of this district is to provide for the compatible arrangement and development of parcels of land for residential building purposes in a pastoral, agricultural, woodland or open land setting, which will remain unserved by public water distribution and wastewater disposal systems in the foreseeable future, but which are suitable for large lot residential purposes, which can accommodate healthful on-site water supply and wastewater disposal, but which reserves and conserves that land which is most adaptable for present and future agricultural, woodland, natural resource and other extensive land uses.

#### **SECTION 5.02      USES PERMITTED BY RIGHT**

- A.     General farming
- B.     Field crop, fruit, vegetable, horticultural, maple sugar production, lumber and worm farming, and similar types of specialized farming
- C.     Greenhouses and nurseries for trees, shrubs and plants
- D.     Generally Acceptable Animal Husbandry
- E.     On-site production and consumption of feed for animals
- F.     Apiaries
- G.     Hatcheries
- H.     Public and semi-public buildings for the housing of public facilities, utilities and services
- J.     Public and private conservation areas
- K.     Public and private sports facilities and recreation areas
- L.     Public areas for forest preserves, game refuges and similar uses
- M.     Cemeteries; public, private or pet
- N.     Single and two-family dwellings.
- O.     State licensed Residential Care Facilities (homes and centers)

- P. Roadside stands for sale of agricultural produce and other commodities principally raised and produced on the same property. Such structures shall not exceed 400 square feet in gross floor area and 15 feet in building height.
- Q. Migrant labor housing in compliance with Michigan Department of Agriculture rules and regulations.
- R. Man-made ponds for agricultural uses.
- S. Home occupations
- T. Public schools.

**SECTION 5.03 PERMITTED SPECIAL USES WITH CONDITIONS**

- A. Outdoor kennels for dogs
- B. Communication towers
- C. Agribusiness and uses permitted under Right-to-farm but regulated by the Michigan Department of Agriculture under the Generally Agreed Agricultural Management Practices (GAAMPs)
- D. Hospitals, clinics, sanitariums, convalescent homes, state licensed residential care facilities for more than 6 persons, and similar structures designed for human care.
- E. Extraction of natural resources
- F. Wind energy conversion systems or wind energy systems
- G. Transitional parole housing, halfway house, substance abuse treatment and rehabilitation service or similar social institution.
- H. Private schools and educational institutions
- I. Campgrounds, seasonal mobile home parks and recreational vehicle (RV) parks.
- J. Bed and Breakfast Inn
- K. Guest house on parcels of at least six acres.
- L. Home business
- M. Type I Planned Unit Developments
- N. Man-made ponds for non-agricultural uses
- O. Fraternal organizations
- P. Race tracks (including midget auto, karting, horse and snowmobile)
- Q. Recreation sports buildings
- R. Sports facilities, public and private, including golf courses, ball fields, courts and diamonds
- S. Temporary and transient amusement enterprises
- T. Solar Farms and Solar Panels for Commercial Use
- U. Accessory Farm Dwellings
- V. Micro-Housing Developments
- W. Churches, Religious Institutions, Private Schools, Libraries, Museums & Community Halls.
- X. Parks, Playgrounds & Recreation Areas (Public & Non-Profit)
- Y. Public & Private Nature Preserves.

**SECTION 5.04      DIMENSIONAL REQUIREMENTS**

Minimum Lot	Area for all uses	20 acres
	Horticulture, floriculture	5 acres
	Single family dwellings	3 acres
Minimum Lot Width		300 feet within 35 feet of a public right-of-way
Minimum Front Yard	From a state highway or C.R. 388	50 feet from the right-of-way line
	From Blue Star Hwy or Ruggles Rd.	110 feet from centerline
	From any other county road	35 feet from the right-of-way line
	From any private road	35 feet or as approved by the Township Board
Minimum Side Yards		20 feet each side, except where the side yard abuts a road right-of-way, in which case the front yard setback is required. 15 feet for residential accessory buildings
Minimum Rear Yard		50 feet for principle structures 15 feet for residential accessory buildings. Corner lots do not have a rear yard.
Minimum Waterfront Yard		50 feet from the shore of a lake or pond, or centerline of a stream, but not within a Flood Hazard Area except as provided by law.
Minimum Dwelling Floor Area		680 square feet excluding garage & unfinished spaces with at least 500 square feet on the first floor.
Maximum Height Limit All structures are subject to Article XIVA Airport Overlay Zone		Dwellings – 35 feet Residential Accessory Buildings – 25 feet Agricultural Buildings – 45 feet Grain elevators, Silos & Agricultural Windmills – 120 feet Wind Energy Generators – Subject to Article XV Special Uses
Maximum Lot Coverage All structures Except greenhouses & nurseries		20% 50%