

CHAPTER VI

117.600

"A" AGRICULTURAL ZONE

117.601 Permitted uses.

Sec. 6.01. No building or part thereof shall be hereafter used, erected, or altered, or land used, in whole or in part, in the "A" Agricultural Zone except for:

- A. Those uses permitted in the R-2 Residential Zone under the terms provided for such uses, except as altered in this Chapter.
- B. Farms for both general and specialized farming, together with farm dwellings and buildings, and other installations usual to such farms, including roadside stands, provided that such stands sell products grown on the premises and are situated so as to provide adequate highway parking for customers.
- C. Greenhouses, nurseries, orchards, groves and vineyards, apiaries, farms for breeding of domestic animals, and sanctuaries for wild birds and animals provided the sanctuaries shall be approved by the Michigan Department of Natural Resources.
- D. Agricultural warehouses and storage plants, milk processing plants, primary processing plants for non-animal farm products, and such other enterprises connected with farm production as shall be approved by the Planning Commission.
- E. Home occupations.
- F. Forest preserves and farm wood lots.
- G. Public and privately-owned parks, playgrounds and golf courses with customary service buildings and structures incident thereto.
- H. Public-owned buildings excluding sewage treatment plants, solid waste disposal plants, warehouses, garages and shops or storage yards.
- I. Additional dwellings on any farm for the use of farm or domestic employees of the owner or lessees, provided there is only one (1) such tenant house in addition to the main dwelling for each ten (10) acres of farm land, and provided that each such tenant house is surrounded by sufficient land to provide a future separate lot of

two (2) acres and a minimum width at the building line of two hundred (200) feet.

- J. Migrant workers' facilities approved in accordance with state law.
- K. Any agricultural, horticultural, or husbandry use unless otherwise specifically prohibited by this Ordinance.

117.602 Height, area and yard restriction.

Sec. 6.02.

- A. Every lot in this zone shall have:
 - 1. An area of two (2) acres and a width of at least two hundred (200) feet continuous throughout.
 - 2. A front yard of at least fifty (50) feet.
 - 3. Two (2) side yards totaling at least forty (40) feet, the smallest being at least fifteen (15) feet.
 - 4. A rear yard of at least thirty-five (35) feet.
- B. The front and rear yard setbacks shall be maintained across the entire width of the lot.
- C. No dwelling, building, or structure shall exceed a height of two and one-half (2-1/2) stories or thirty-five (35) feet, whichever is the lesser, except as otherwise provided by this Ordinance. Barns, silos and similar agricultural related accessory buildings shall not exceed ninety (90) feet in height.
- D. Every dwelling shall have a minimum of nine hundred sixty (960) square foot of floor area, plus minimum of twenty (20) feet wide throughout the length of the building.

117.603 Conformance.

Sec. 6.03. In this zone, no building shall hereafter be erected, altered, or moved into said zone or land used for the purpose of conducting any form of commercial, business, or industrial enterprise whatever, except as stated in the foregoing provisions of this Chapter.

117.604 Uses permitted by Special Use Permit (special exception)

Sec. 6.04 The following uses of land and structures may be permitted by the application to the Planning Commission for the issuance of a special use permit (special exception), Chapter XVIII, Section 18.07, when specified procedures and requirements, as outlined in the article and section cited are complied with:

- 1) Fish and Wild Game Hatcheries.
- 2) Processing Plants for the dressing of domestic animals.
- 3) Farms for the breeding of domestic animals.
- 4) Breeding and boarding kennels.
- 5) Excavation of mineral resources less than two (2) acres in surface area.
- 6) Open space storage, provided that all such open space storage shall be screened on all sides by a solid uniformly finished and maintained wooden or masonry wall or fence of durable material, or a well maintained greenbelt, each of which shall be no less in height than the enclosed storage.
- 7) Private air strips or private landing strips.