

120.380 Agricultural Service Business or Rural Service Enterprise.

Any Agricultural Service Business or Rural Service Enterprise shall be operated in conformance with the following conditions and limitations.

A. Permitted Uses.

1. Agricultural Service Businesses:
 - a. Grain and seed elevators for storage, drying, and wholesale of agricultural products.
 - b. Veterinary clinic.
 - c. Wholesale and distribution facilities of agriculturally related products, such as bulk feed, fertilizer, and seed.
2. Rural Service Enterprises:
 - a. Landscape/lawn maintenance service providers.
 - b. Pest control service providers.
 - c. Residential contractor's office.
 - d. Residential handyman repair.

B. General Provisions.

1. May only be established on a parcel of at least three (3) acres.
2. Only one business may operate from the subject property.
3. Buildings or structures.
 - a. Shall be designed and located on the site to create the least amount of conflict with agricultural uses and rural character.
 - b. Buildings or structures related to the business or enterprise shall be limited in scale so that it is in character with rural development and in no case shall more than 5,000 square feet of total area be constructed or utilized for the business or enterprise.

- c. If the business or enterprise is located on a parcel with a primary residence, all buildings or structures related to the business or enterprise shall be considered accessory to the single-family residence. The total accessory building square footage for the primary residence shall be in compliance with Section 120.410 herein. Buildings or structures related to the business or enterprise shall be in compliance with Section 120.380.B.3.b noted above.
4. The front yard setback shall be a minimum of 75 feet.
5. Retail sales is prohibited on site, except for specialty products needed by veterinary clinics.
6. All uses, except for those that relate to growing or storing plants, must be conducted within a fully enclosed building.
7. Storage of materials must be done within fully enclosed buildings or structures, unless specifically permitted herein.
8. No outdoor display of goods is permitted.
9. Access to the property shall be achieved from a County primary road as permitted by the Road Commission of Kalamazoo County. If access to a County primary road is not permitted, vehicles and equipment from the business or enterprise must take the shortest direct route to the nearest County primary road.
10. If adjacent to residentially zoned or used property, a minimum buffer area of 100 feet is required at the property line adjacent to such zone or use. In addition, screening must be provided within this buffer area which meets the requirements of Section 120.350.
11. Only one freestanding sign is permitted, consistent with the sign standards in Section 120.320.
12. Hours of operation shall be from 7:00 am to 8:00 pm Monday through Friday and 9:00 am to 6:00 pm Saturday and Sunday.

C. Specific Provisions for Rural Service Enterprises.

1. No customers are permitted on the subject property.

2. Outdoor storage of natural products, such as natural landscape materials, is permitted if the location of the outdoor storage is completely screened from any road right-of-way or residentially zoned or used property.
3. Heavy equipment including but not limited to heavy duty rated trucks, cranes, crawler-type tractors, earth movers, dump trucks, cement mixers, or other equipment of equal or greater size and weight are prohibited.
4. Off-site materials, such as yard clippings, landscape waste, demolition debris, etc. may not be brought to the property for disposal or burning.

D. Zoning Administrator Review.

A zoning review shall be required for any Agricultural Service Business or Rural Service Enterprise to ensure the requirements outlined herein have been met and the rural character of the area is maintained. An appeal of the Zoning Administrator's determination shall follow the procedures of Section 120.90 herein.

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