

120.110 "A" Agricultural District.

A. Description of District:

This district is composed of certain land in outlying areas presently of rural character. Such land is zoned for agricultural use with the intent that agriculture will be the principal land use within the foreseeable future. The regulations for this district are designed to stabilize and protect the essential characteristics of the district without unduly restricting its use solely to that of an agricultural nature. To these ends, development is limited to uses which are compatible with agricultural operations and would not be detrimental to rural character.

B. Permitted Uses:

1. Any farm or agricultural activities including greenhouses, stock nurseries, and the raising of livestock, subject to the State of Michigan GAAMP's (Generally Accepted Agricultural Management Practices).
2. The sale of farm or dairy produce, which has been raised on the farm from which it is to be sold.
3. Composting, Agricultural (On-Site Source and On-Site Use).
4. Single-family dwellings.
5. Essential services.

C. Conditional Uses:

The following uses are permitted by right if the required regulations can be met:

1. Agricultural service business in conformance with Section 120.380.
2. Rural service enterprise in conformance with Section 120.380.
3. Home occupations when in accordance with Section 120.340.
4. Accessory uses or buildings, when in accordance with the provisions of Section 120.410.

5. An accessory building may be constructed without the establishment of a principal building on a lot, parcel or building site for the storage of residential construction materials and tools subject to the following:
 - a. The building permit for the principal building must be issued and the foundation for the principal building must be inspected and approved before the issuance of the permit for the accessory building.
 - b. Construction of the principal building must commence within 60 days after the permit for the accessory building is issued.
 - c. The accessory building and its uses are subject to all other provisions of Section 120.410.
6. State licensed adult residential facility, which provides resident services for six (6) or less persons under 24-hour supervision or care.
7. A family day care home licensed or registered pursuant to Act No. 116 of the Public Acts of 1973, as amended, where:
 - a. It is conducted in the bona fide private residence of the operator of the family day care home.
 - b. It is conducted in accord with the requirements of Act No. 116 of the Public Acts of 1973, as amended, and the rules promulgated pursuant to said Act.
8. Private Solar Energy Systems when in accordance with Section 120.470.

D. Special Exception Uses:

All Special Exception Uses are subject to the provisions noted herein as well as the requirements of Section 120.420.

1. Churches:
 - a. The use shall have frontage on a secondary road or greater.

- b. Building and activities (including but not limited to parking, drive aisles, etc.) shall not be closer than 50 feet to an adjacent residentially zoned property.
- 2. Cemeteries, excluding crematories:
 - a. The use shall have frontage on a secondary road or greater.
 - b. The use shall have off-street parking facilities to satisfy average parking needs.
 - c. Building and activities (including, but not limited to parking, drive aisles, etc.) shall not be closer than 25 feet to an adjacent residentially zoned property.
- 3. Public and private schools:
 - a. The use shall have frontage on a secondary road or greater.
 - b. Building and activities (including, but not limited to parking, drive aisles, etc.) shall not be closer than 50 feet to an adjacent residentially zoned property.
- 4. Charitable and philanthropic institutions:
 - a. The use shall have frontage on a paved primary road.
 - b. The use shall have off-street parking facilities to satisfy peak parking needs.
 - c. Building and activities (including, but not limited to parking, drive aisles, etc.) shall not be closer than 100 feet to an adjacent residentially zoned property.
- 5. Private clubs, fraternities, lodges, excepting those the chief activity of which is a service customarily carried on as a business:
 - a. The use shall have frontage on a paved primary road.
 - b. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 50 feet to an adjacent residentially zoned property.
 - c. No goods may be sold on the premises except for incidental transfers between members.

- d. No activities may be conducted upon the premises which would constitute a nuisance to adjoining residences by reason of noise, smoke, odor, electrical disturbance, night lighting or the creation of a heavy volume of vehicular traffic to the premises. Noise, smoke, odor, electrical disturbances, or night lighting shall not be discernible beyond the boundaries of the property upon which the private club is located.
 - e. Adequate off-street parking must be provided to ensure sufficient parking space to meet the reasonably foreseeable demands upon the private club facilities.
 - f. All buildings constructed as part of the private club facilities must be of a design which will be compatible with the buildings in the adjoining neighborhood.
6. Public utility buildings and structures necessary, including gas and electric substations, for the service of the community:
- a. There is no zoning restriction for utilities to be located in public streets or public rights-of-way.
 - b. Public utility activities of an industrial character such as repair and maintenance yards, storage facilities or activities which generate electronic interference are prohibited.
 - c. The use shall have frontage on a paved primary road.
 - d. The use shall have off-street parking facilities to satisfy peak parking needs.
 - e. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall be no closer than 25 feet to adjacent residentially zoned properties.
 - f. The use shall be enclosed by a solid wall or compact screening of suitable material as determined by the Planning Commission and shall not be less than 6 feet in height.
7. Riding stables:
- a. The minimum lot, parcel or building site area for any individual riding stable shall comprise at least forty (40) acres.

- b. The use shall have frontage on an existing or officially proposed secondary road or greater.
 - c. The use shall have off-street parking facilities to satisfy peak parking demands.
 - d. Buildings shall have a front yard setback of 100 feet and a side and rear yard setback of 300 feet where the lot, parcel or building site on which the building is located is adjacent to any residential property or residentially zoned property.
 - e. A minimum of at least one and one-half acres for each horse.
8. Dog kennels:
- a. The use shall have off-street parking facilities to satisfy peak parking needs.
 - b. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall be no closer than 500 feet to adjacent residentially zoned properties.
9. Mining, excavation, or the removal of earth minerals in conformance with Section 120.490.
10. Private kennel club with buildings and facilities for meetings, obedience training classes, sale of miscellaneous equipment related to dogs and dog training, dog shows, and which facilities may be rented to others, subject to the following conditions and limitations:
- a. Alcoholic beverages may not be sold or used on the premises.
 - b. No activities may be conducted, other than those listed above, upon the premises which could constitute a nuisance to adjoining residences by reason of noise, smoke, odor, electrical disturbance, night lighting or the creation of a heavy volume of vehicular traffic to the premises. Noise, smoke, odor, electrical disturbances, or night lighting shall not be discernible beyond the boundaries of the property upon which the kennel club is located.

- c. Adequate off-street parking must be provided to ensure sufficient parking space to meet the reasonably foreseeable demands upon the kennel club facilities.
 - d. All buildings constructed as part of the kennel club facilities must be of a design which will be compatible with the buildings in the adjoining neighborhood.
11. Open space preservation development as set forth in Section 120.149 of this Ordinance and further subject to Section 120.420.
12. Shooting ranges (club):
- a. The use shall have frontage on a secondary road or greater.
 - b. Target areas, buildings, and activities (including, but not limited to, parking, drive aisles, etc.) shall be set back at least 1,000 feet from adjacent dwellings and at least 500 feet from any adjacent property line of property not owned by the same owner.
 - c. The site shall be a minimum of 65 acres in size.

D. Lot, Parcel or Building Site, Yard, and Area Requirement:

Except as elsewhere specified herein, the lot, parcel or building site, yard and area requirements shall be as specified in Section 120.600.

[Ord. No. 245, eff 11/26/2017]
[Ord. No. 249, eff 01/29/2019]
[Ord. No. 258, eff 02/25/2021]
[Ord. No. 262, eff 01/25/2022]
[Ord. No. 265, eff 08/31/2023]