

ARTICLE 5. AG AGRICULTURAL DISTRICT

PREAMBLE

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The Agricultural District includes those open areas of the township where farming, dairying, forestry operations, and other rural activities are found. Vacant land, fallow land, and wooded areas are also present and are often interspersed among farms. The Agricultural District is intended to protect land needed for agricultural pursuits from encroachment by untimely and unplanned residential, commercial and industrial development. Active farms, farm markets and produce stands, and agri-entertainment uses such as hay rides and corn mazes are encouraged. Development in this district shall be designed to preserve the Township's rural character consistent with the recommendations for the Rural Preservation land use category of the Master Plan.

SECTION 500. PERMITTED USES

- A. Single-family farm dwellings related to agricultural operations.
- B. Farm buildings and greenhouses.
- C. Farms, including livestock and poultry raising, dairying, horticulture, farm forestry, sod farming, and similar bona fide agricultural enterprises or use of land and structure. The keeping of horses for farming or for riding purposes, without remuneration, cattle or similar livestock shall be permitted only on a lot or parcel of five (5) acres or more. The keeping of fowl, poultry and small livestock other than the raising of fur bearing animals, including commercial dog kennels, mink, rabbit, cat and canine establishments, shall be regulated according to yard setbacks. All land so used for the keeping of livestock or fowl shall be located no nearer to the front street line than the rear building line of the dwelling on said lot and no closer than fifty (50) feet from any adjacent property line. A suitable fence or other enclosure shall be erected around the entire premises for outside use by horses, equine, cattle or similar livestock. Except for a dairy farm, feedlot, or similar livestock farm being operated according to generally accepted, good farming practices, the keeping of horses, equine, cattle or similar livestock shall require five (5) acres of land for the first animal and one (1) acre of additional land for each additional animal kept.
- D. Truck gardening.
- E. Tree and shrub nurseries.
- F. Single family dwellings. Note: single family housing in approved subdivisions or site condominiums may have minimum lot sizes of one (1) acre with minimum lot width of one hundred and fifty (150) feet. The intent of this subsection is to permit the orderly subdivision of land for residential use, but to prohibit unplanned, piecemeal single family development.
- G. Publicly owned and operated libraries, parks, parkways, and recreational facilities.
- H. Public, parochial and private elementary, intermediate and/or high schools offering courses

in general education, not operated for profit.

- I. Township offices and accessory buildings and uses.
- J. Private residential ponds may be permitted only in the AG, Agricultural and RL, Residential Low Density districts, subject to the standards and guidelines in Section 333.
- K. Swimming pools (SECTION 327).
- L. Home occupations as defined in SECTION 2400.
- M. One (1) temporary building for the sale of the produce raised by any of the above agricultural uses, which shall be located not closer than twenty-five (25) feet from the street or highway right-of-way line and further provided that an open space for parking, twenty-five (25) feet off the street or highway right-of-way be provided for patrons of such roadside produce market; and further provided that such building shall be of such a portable construction that the building shall be removed from its roadside location during the season that it is not in use as a roadside produce market.
- N. Accessory buildings, structures and uses customarily incidental to any of the above uses when located on the same property. (See Section 323).
- O. Family day care home
- P. Adult foster care family home

SECTION 501. SPECIAL LAND USES

- A. Airports, airfields, runways, hangars, beacons, and other facilities involved with aircraft operations (SECTION 1800)
- B. Cemeteries (SECTION 1802).
- C. Churches (SECTION 1803).
- D. Convalescent or rest homes (SECTION 1805).
- E. The raising of fur bearing animals, including commercial dog kennels, offices of a veterinarian and animal clinics, mink, rabbit, cat and canine establishments (SECTION 1807)
- F. Large scale recreation uses (SECTION 1809).
- G. Migratory labor camps (SECTION 1811).
- H. Group day-care home(1813).
- I. Private and public colleges and universities (SECTION 1814).

- J. Public utility buildings (without storage yards) (SECTION 1815).
- K. Soil, sand, clay, gravel or similar removal operations (SECTION 1816).
- L. Ponds for commercial businesses, such as pay-to-fish establishments and the like and for fire protection (SECTION 1818).
- M. Residential Accessory Occupation, as defined and regulated by SECTION 1821. (Amended 11-4-96)
- N. Yard Waste Composting Facilities, subject to the requirements of SECTION 1822.
- O. Group Child Care Centers (SECTION 1812).
- P. High Volume Water Well or Well System (SECTION 1823)
- Q. Private Kennels (SECTION 1826).
- R. Limited Soil Removal Permits (SECTION 1833). (Amended 9-22-99)
- S. Utility Structures, Utility Transmission Systems, Wireless Transmission / Reception / Relay Towers (SECTION 1815).
- T. Similar uses, compatible with the principal permitted uses listed in Section 500, may be permitted by the Planning Commission as special land uses, based upon findings of fact, the General Requirements of Article 18, and the specific standards of Section 1834. (Amended 9/3/02)
- U. Bed & Breakfast Inns (Section 1835).

The above special land uses shall be permitted only after proper notice has been given as required by State Law and after review and approval has been granted by the Planning Commission or Township Board. Approval shall be subject to the requirements and standards of Article 18 of this Ordinance and the submission of a site plan conforming to the requirements of Section 305 of this Ordinance.

SECTION 502. SITE PLAN APPROVAL

A site plan shall be submitted for review and approval by the Planning Commission for any new use, addition to an existing use, structural alteration or substantial change in use. Site plan approval is required for all permitted uses and special land uses in this district. Individual single family homes are exempt from this requirement. See Section 305.

SECTION 503. DEVELOPMENT REGULATIONS

See Article 17, Schedule of District Regulations, for height, bulk, density, area, and setback requirements.