

## **CHAPTER 6**

### **AG - AGRICULTURAL DISTRICT**

#### **SECTION 6.1 INTENT AND PURPOSE**

This District is intended to minimize conflicts between homes and agricultural activities ensure that long-term investment in agricultural production will be possible, land speculation will be managed, important aesthetic and scenic qualities will be maintained, rural character will be preserved, and the cost of providing public services will be affordable to the community.

#### **SECTION 6.2 PERMITTED USES**

Land in the AG District may be used for the following purposes by right, subject to Site Plan Review in accordance with the provisions of Section 20.2:

- A. Farms, for both general and specialized farming, together with farm dwelling and buildings and other installations useful to such farms.
- B. Retail sales of produce grown on the premises, including commercial “u-pick” operations, when conducted as an accessory use to a farm. Up to two (2) off-premise signs may be permitted for each such use, provided that such signs are no greater than sixteen (16) square feet in area, are not placed within the right-of-way, and written permission for their display has been obtained from the property owner on whose property the sign(s) is placed.
- C. Single-family dwellings, as regulated in Section 3.18 including home occupations as regulated by Section 3.20.
- D. Greenhouses and nurseries, including retail operations for those products grown on the premises. A residence may also be located on the same property.
- E. Kennels, not including commercial kennels. A residence may also be located on the same property.
- F. Family day care homes.
- G. State licensed residential family home facilities.
- H. Public utility or service buildings, not requiring outside storage or materials.
- I. Accessory buildings as regulated in Section 3.10.

#### **SECTION 6.3 SPECIAL LAND USES**

Land and/or buildings in the AG District may be used for the following purposes after approval by the Township Board as a Special Land Use in accordance with the procedures of Chapter 19.

- A. Farm labor housing.
- B. Farm equipment sales, service, including general repair and welding of farm implements and farm machinery.

- C. Commercial storage and sale of seed, feed, fertilizer, and other products essential to agricultural production.
- D. Intensive livestock operations.
- E. Rural Planned Unit Development.
- F. Greenhouses and nurseries, including retail operations for products not grown or produced on the premises.
- G. Airports and landing strips (private).
- H. Country clubs, golf courses, and public athletic grounds and parks.
- I. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
- J. Public or private campgrounds.
- K. Commercial kennels or veterinary services. A residence may also be located on the same property.
- L. Towers in excess of fifty (50) feet in height for Commercial Wireless Telecommunication Services.
- M. Radio and television transmitting buildings and towers.
- N. Churches.
- O. Public and private schools.
- P. Cemeteries.
- Q. Riding stables
- R. Landscaping, Lawn Service, Snow plowing (Including other closely related operations)

**SECTION 6.4 DISTRICT REGULATIONS**

No building or structure, nor the enlargement of any building or structure, shall be thereafter erected unless the following District Regulations are met and maintained in connection with such building, structure, or enlargement.

Front Yard	50 feet	
Side Yard	Residential Buildings	30 feet
	Non Residential Buildings	40 feet
Rear Yard	50 feet	
Building Height	35 feet or 2 ½ stories, whichever is higher; Farm buildings and structures shall be permitted at their usual and customary heights.	
Lot Coverage	10 percent	
Minimum Lot Area	1 acre	
Minimum Lot Width	150 feet	

Minimum Dwelling Unit Floor Area	960 square feet UFA with a minimum of 600 square feet UFA on ground floor
-------------------------------------	--