

ARTICLE 7. AR AGRICULTURAL RESIDENTIAL DISTRICT

Section 7.01 Intent

The AR Agricultural Residential District is established to preserve and protect lands best suited for agricultural uses, while also designating land area for rural residential living that does not alter the general agricultural character of the district.

In this district non-farm uses shall be permitted upon a minimum lot size of two (2) acres and farm uses shall be permitted upon a minimum lot size of twenty (20) acres. A farm use shall be defined by the permitted uses listed in 7.02 (B) and by the definition of farm and farm operation in Michigan's Right to Farm Act, 1981 PA 93, MCL 286.472, et seq, as amended.

Section 7.02 Permitted Uses

- A. The following non-farm uses of land are permitted in this district upon a minimum lot size of two (2) acres unless otherwise specified by provisions of this ordinance:
1. Single family detached dwellings (see Section 6.05);
 2. Two family dwellings (see Section 6.05);
 3. Private stables (see Section 6.22);
 4. Family day care and group day care (see Section 6.21);
 5. Family foster care homes and adult foster care family homes;
 6. Public parks, playgrounds, and recreational grounds;
 7. Churches, schools, public buildings, clubs and lodges;
 8. Signs as provided in Article 17, Sign Standards;
 9. Off-street parking as required and allowed according to Article 15, off-street parking and loading-unloading standards;
 10. Keeping of animals as provided in Section 6.22;
 11. Home Occupation Class I (Amended _____, 2011; effective _____, 2011.)

B. The following farm uses of lands are permitted in this district upon a minimum lot size of twenty (20) acres unless otherwise specified by provisions of this ordinance:

1. Agricultural farms;
2. Dairy farms;
3. Livestock farms;
4. Poultry farms;
5. Feedlots;
6. Truck farming;
7. Tree and sod farms;
8. Greenhouses;
9. Plant nursery;
10. Farm buildings;
11. Farm drainage and irrigation systems;
12. Storing, packaging and processing of on-site agricultural commodities;
13. Commercial stables (see Section 6.22);
14. Keeping of animals as provided by Section 6.22;
15. Grazing and forage;
16. Conservation area and forest preserve;

Section 7.03 Special Uses

A. The following uses of land and structures may be permitted upon the issuance of a special use permit in accordance with the procedures and standards contained in Article 13, Special Land Uses:

1. One (1) additional single family home or dwelling unit on parcels of twenty (20) acres or more, for use by persons or a family that are employed by the agricultural pursuits of the operating farm located on-site. The additional home must meet requirements of Michigan's Construction Code;

2. Home Occupation Class II (Amended _____, 2011; effective _____, 2011.);
3. Bed and breakfast home stay;
4. Commercial and Hobby kennels;
5. Veterinary hospital and clinics;
6. Agriculture service establishments;
7. Commercial composting operations and centers;
8. Injection wells;
9. Commercial recreation;
10. Child care centers;
11. Long term care facilities;
12. Foster care group home;
13. Adult foster care group home;
14. Cemeteries;
15. Commercial transmitting and receiving towers and associated facilities;
16. Essential public services of public utilities, municipal departments, and utility boards or commissions;
17. Open Space Community (See Article 12);
18. Small and Medium Wind Energy Turbines (see Section 6.24). (Amended _____, 2011; effective _____, 2011.)

Section 7.04 Area, Height and Bulk Regulations

Area, height and bulk regulations for the AR Agricultural Residential District are set forth in the following Schedule of Area, Height and Bulk Requirements.

SCHEDULE OF AREA, HEIGHT AND BULK REQUIREMENTS

<i>District</i>	<i>Minimum Lot Area (acres)</i>	<i>Minimum Lot Width (feet)</i>	<i>Minimum Front Lot Line (feet)</i>	<i>Minimum Yard Setback (feet)</i>			<i>Max. Building Height</i>		<i>Floor Area Requirement (sq ft/unit)</i>
				<i>Front</i>	<i>Side</i>	<i>Rear</i>	<i>Stories</i>	<i>Feet</i>	
AR									
<i>Agricultural</i>	<i>20 acres (farm)</i>	<i>150(f)</i>	<i>150(g)</i>	<i>100/110 (a)</i>	<i>25(b)</i>	<i>25</i>	<i>3</i>	<i>45(c)</i>	<i>1,040 (d,e)</i>
<i>Residential</i>	<i>2 acres (non-farm)</i>	<i>150(f)</i>	<i>150(g)</i>	<i>100/110 (a)</i>	<i>25(b)</i>	<i>25</i>	<i>3</i>	<i>40</i>	<i>1,040 (d,e)</i>

- NOTES
- (a) The front yard setback shall be one hundred (100) feet from the center line of a secondary roadway and 110 feet from the center line of a primary roadway.
 - (b) If side yard abuts a roadway, the minimum side yard setback shall follow the same requirements for front yard setbacks.
 - (c) The maximum building height for a residential structure shall be forty (40) feet. The maximum building height for farm structures shall be forty-five (45) feet, with the exception of grain elevators and silos which shall not exceed a maximum building height of one hundred twenty-five (125) feet. Farm structures over forty-five (45) feet shall be set back from the lot line a distance equal to one and one-half (1 ½) times the total height of the structure.
 - (d) One story single family and two family structures shall have a minimum floor area requirement of 1,040 square feet per dwelling unit. Multi-level dwelling units shall have a minimum floor area requirements of 750 square feet at the first floor level. In no such case shall minimum floor area include area in an attached garage, open porch or other open attached structure. (See Article 2 for definition of floor area requirement computation and Section 6.05 for supplemental regulations pertaining to residential dwelling units).
 - (e) The minimum floor area requirement for each type of single family attached dwelling unit and multiple family dwelling unit shall be as follows:

* Efficiency	450 square feet
* One Bedroom	600 square feet
* Two Bedroom	750 square feet
* Three Bedroom	900 square feet
* Each additional bedroom	150 square feet
 - (f) Any access easement cannot be included in the one hundred fifty (150) foot minimum lot width.

- (g) Any access easement cannot be included in the one hundred fifty (150) foot minimum front lot line.

Section 7.05 Additional Dimensional Requirements

A. Minimum Lot Size.

1. Lots and parcels shall not exceed a 1 to 4 (1:4) width-to-depth ratio.
2. The minimum lot areas specified in Section 7.04 Schedule of Area, Height and Bulk Requirements, are for all uses in the AR Agricultural Residential District unless otherwise specified in Article 6 General and Supplementary Regulations or Article 13 Special Land Uses.

B. Rights of Way. Power lines, pipelines and structures within existing public rights of way (not including buildings) of public utility companies shall be exempt from the area, placement and height regulations of this district.

C. Accessory Buildings. Accessory buildings, structures and uses (with the exception of an automobile garage) are prohibited in the minimum required yard area. Where the accessory structure is attached to a main building, it shall be subject to and must conform to all regulations of this ordinance applicable to the main building. (See Section 6.06 for Supplemental Regulations Pertaining to Accessory Buildings and Structures.)

Section 7.06 Additional Site Development Requirements

A. Provisions of Article 6: General and Supplementary Regulations.

B. Special Uses. All special uses in the AR Agricultural Residential District shall be subject to the provisions of Article 13: Special Land Uses.

C. Site Plan Review. All specially permitted uses, open space communities, buildings containing three (3) or more dwelling units, group day care facilities, buildings or structures for essential public services and private roads in the AR Agricultural Residential District are subject to the site plan review requirements of Article 14. With the exception of farm buildings, all principal non-residential buildings or structures permitted in the AR Agricultural Residential District shall also be subject to the site plan review requirements of Article 14.

- D. Provisions of Article 15:** Parking and Loading-Unloading Standards.
- E. Provisions of Article 16:** Private Road Standards and Access Management.
- F. Provisions of Article 17:** Sign Standards.