

ARTICLE VII

AA - AGRICULTURAL DISTRICT

SECTION 7.01 Purpose

The purpose of this district is to protect and stabilize the essential character of agricultural areas within the Township, and to ensure proper maintenance of conditions for healthful and economically productive agriculture by preserving those areas which are predominately agricultural in nature, and which are most appropriate for present and future agricultural developments. The requirements of this district are designed so as not to impede necessary urban expansion, but to prevent unwarranted premature urban development from encroaching upon legitimate agricultural areas, thus disrupting the agricultural resources, environment and economy, including the tax base. It is essential that development in areas which are predominately agricultural be based on sound principles which realize the importance of such activities to the economy and welfare of the township.

SECTION 7.02 Permitted Uses

The following buildings and structures and uses of parcels, lots, buildings and structures are permitted in this district:

- A. Single family dwellings
- B. A parcel may be used for general and specialized farming and agricultural activities, including, but not limited to, the raising or growing of crops, livestock, poultry and other farm animals, products and foodstuffs and any building or structure may be located thereon and used for the day to day operation of such activities for the quartering, storage and preservation of said crops, livestock, poultry or other animals, products and foodstuffs raised on said lot or in said structure.
- C. A parcel may be used and a building or structure located thereon for a riding academy or stable for the raising or keeping of cattle, hogs, ponies, goats or other similar livestock whether for profit or pleasure.
- D. Public and private conservation areas and structures for the development, protection and conservation of open space, watersheds, water, soil, forest and wildlife resources.
- E. A parcel may be used for growing, stripping and removal there from of sod provided that said lot or portion thereof shall be seeded after stripping by fall of the year in which it was stripped so as to reduce the actual or potential erosion by water or wind.

F. Home Occupations: Customary home occupations such as hairdressing, millinery, dressmaking, bookkeeping and accounting services, real estate and insurance sales, professional offices for not more than one (1) physician, surgeon, dentist, attorney, architect, engineer, or similar professional practitioner provided that such home occupation shall satisfy the following conditions:

1. The non-residential use shall be only incidental to the primary residential use of the property.
2. The home occupation shall be limited to no more than forty (40) per cent of the total floor area of the principal residence, or if in an accessory building, no more than forty (40) per cent of the combined total of the principal building and accessory building.
3. There shall be no more than one (1) employee other than members of the immediate family residing on the premises.
4. All activities shall be conducted indoors.
5. There shall be no external evidence of such occupation except a small announcement sign as specified herein.
6. No home occupation shall be permitted which is injurious to the general character of the agricultural district and which creates a hazardous or unhealthy condition.
7. For the purposes of this provision, principal and accessory farm operations shall not be considered home occupations.
8. No structural alterations or additions, either interior or exterior, shall be permitted in order to accommodate a home occupation.

G. Outdoor storage of not more than one (1) motor home and two (2) non-residential type recreational vehicles (boats, snowmobiles, etc.) provided that such units shall be completely within the side and rear yards and meet the setback requirements for those yards.

H. A sign only in accordance with the regulations specified in ARTICLE XIV.

I. An accessory use, building or structure.

SECTION 7.03 Conditional Uses

The following buildings and structures and uses of parcels, lots, buildings and structures are permitted in this district subject to obtaining a conditional use permit as provided in

ARTICLE XVI.

- A. The removal of soil, sand, gravel, and other minerals.
- B. Community and governmental buildings.
- C. Airport
- D. Public and private nursery, primary and secondary schools, business school, college and university.
- E. Hospital, nursing home, sanitarium, medical and food-processing research laboratories.
- F. A church, synagogue, cathedral, mosque, temple or other buildings used for public worship or a cemetery.
- G. Temporary building or trailer office.
- H. Roadside stand, provided all of the nursery stock or other agricultural products are raised on the premises where situated on or vicinity area of the same township.
- I. Veterinarian, animal clinic or kennels.
- J. Agri-business per Section 16.19:

Provided that such use be permitted as a conditional use only in the Agricultural District. An Agri-business and buildings, structures, lots, parcels or parts thereof which provide services, goods, storage, transportation or other activities directly related to the production of agricultural commodities. An Agri-business may include but is not limited to:

1. Farm machinery, sales, service, rental and repair.
2. Bulk feed and fertilizer outlets and distribution centers.
3. Grain elevators for storage, drying and sales.
4. Seed dealership outlets and distribution centers.
5. Grain and livestock trucking and cartage facilities.
6. Auctions for livestock

- 7. Dairy products production and processing operations.
- K. High Density Animal Feeding Operation, as described in Section 16.20
- L. Essential Services

Telecommunication Towers

SECTION 7.04 Regulations

- A. LOT AREA: No building or structure shall be established on any lot less than two (2) acres in area.
- B. LOT WIDTH AND DEPTH: The minimum lot width shall be not less than two hundred (200) feet.
- C. LOT COVERAGE: The maximum lot coverage shall not exceed fifteen (15) per cent.
- D. MINIMUM FIRST FLOOR AREA: The minimum first floor area for a one (1) story dwelling shall be seven hundred twenty (720) square feet. The minimum first floor area for a two (2) story dwelling shall be six hundred (600) square feet.
- E. YARD AND SETBACK REQUIREMENTS:
 - 1. Front Yard: Not less than fifty (50) feet from the right-of-way line as verified by the Hillsdale County Road Commission, if necessary.
 - 2. Side Yards: Least width of either yard shall not be less than thirty (30) feet, except in the case of a corner lot where the side yard on the road or street side shall not be less than fifty (50) feet from the right-of-way line, as verified by the Hillsdale County Road Commission, if necessary.
 - 3. Rear Yard: Not less than fifty (50) feet.
 - 4. The above requirements shall apply to every lot, building or structure.
- F. HEIGHT: The following height requirements shall apply in this district:
 - 1. For dwelling and non-farm buildings and structures: No dwelling or non-farm building or structure shall exceed a height of three (3) stories or forty (40) feet.
- G. Required off-Street Parking: As required in ARTICLE XV.