

## **Sec. 302 AGRICULTURAL DISTRICT, A-1.**

### **Sec. 302:1 PURPOSE.**

The A-1 District is established in recognition of the areas in the Township which are used primarily for agricultural activity. By nature, these areas require large tracts of lands and because of the types of crops, are located in close proximity to Lake Michigan. It is the general purpose of this District to preserve this type of land area and to attempt to decrease encroachment by uses which are not agriculturally oriented.

### **Sec. 302:2 DISTRICT REGULATIONS.**

All principal, accessory and conditional uses and structures in the A-1 District shall be subject to the area, location and height restrictions as specified in the Schedule of District Regulations, (Section 320). In addition to the Schedule of District Regulations, in the A-1 District, the minimum distance between dwellings shall be 660 feet (as measured by adjacent road frontage), however, this requirement is not applicable to dwellings that are constructed in conjunction with a farm operation having contiguous area of 10 acres or more and to be located upon the same premises.

### **Sec. 302:3 PERMITTED USES AND STRUCTURES.**

Within any A-1 District, no structure or premises shall hereafter be used, erected, converted or altered externally in whole or in part if said use is not in accordance with the intent of this Ordinance, except as otherwise provided in this Ordinance, for any other than one or more of the following uses.

### **Sec. 302:4 PRINCIPAL USES AND STRUCTURES.**

1. General farming including gardening, crop raising, orchards, nurseries, tree farms, and other similar agricultural activities.
2. Livestock farms and ranches, dairy farms, and poultry farms with less than 50 animal equivalents, provided there is no slaughtering, rendering, tanning or similar processing on the premises except for the private use of the processed product by the occupants. *(Amended Ord. 101, eff. 11/27/01)*
3. Single family detached dwellings.
4. Cemeteries.
5. Public and private conservation areas for the preservation of water, soil, open space, forest or wildlife resources.
6. Public or private riding stables, provided all exercise areas, grazing areas and similar areas for the corralling of the horses shall be surrounded by a fence or wall adequate to contain the animals.
7. Antennas, radio and television (tower and mast). *(Amended Ord. 98, eff. 12/9/99)*

### **Sec. 302:5 ACCESSORY USES AND STRUCTURES.**

1. Farm buildings, such as barns, storage bins, silos, equipment sheds and similar buildings, with or without storage yards.
2. Stands for display or sales of agricultural products raised on the premises provided that there shall be no more than one (1) stand per premises.

3. Outside storage of property owner or tenant owned recreational equipment including or similar to campers, boats, travel trailers or snowmobiles provided that said equipment shall be unoccupied and shall not be located in a front yard.
4. Private swimming pools and private tennis courts.
5. Ponds when clearly accessory to the agricultural activities maintained on the premises or preservation of water, soil, or wildlife resources.
6. Home occupations.
7. Day care centers.
8. Other accessory uses and structures which are similar to the above listed accessory uses and structures and which are customarily incidental to any of the permitted principal uses and structures.
9. Signs in accordance with applicable regulations (see Article IX).
10. Co-located antenna, subject to the provisions of Sec. A601. *(Amended Ord. 101, eff 11/27/01)*
11. Structure Mounted Wind Energy Turbines (SMWET) and Small Wind Energy Turbines (SWET) in accordance with Article VI-B. *(Amended Ord 123, eff 12/21/09)*

Sec. 302:6 CONDITIONAL USES AND STRUCTURES.

1. Processing and packaging facilities, fruit and vegetable.
2. Retail sales of agricultural products, not necessarily produced on the premises, or services including feed sales, fertilizer sales, and farm equipment sales and repair.
3. Veterinary clinics.
4. Kennels.
5. Churches, synagogues, temples, and other similar facilities, to be used for public worship.
6. Schools, either public or private.
7. Mineral extraction and processing of on-site minerals.
8. Rooming Houses. *(Amended Ord. 84, eff 11/1/96)*
9. Wireless Communications Towers *(Amended Ord. 98, eff 12/9/99)*
10. Concentrated animal feeding operations *(Amended Ord. 101, eff. 11/27/01)*
11. Single-family detached dwelling units as part of an Open Space Development Project *(Amended Ord. 104, eff 11/1/02)*
12. Medium Wind Energy Turbines(s)(MWET) and Large Wind Energy Turbine(s)(LWET) in accordance with Article VI-B 6 and Anemometer in accordance with Article VI-B 4. *(Amended Ord 123, eff 12/21/09)*