

ARTICLE 11

AA - AGRICULTURAL DISTRICT

SECTION 11.01. PURPOSE.

The purpose of this district is to protect and stabilize the essential character of agricultural areas within the Township, and to insure proper maintenance of conditions for healthful and economically productive agricultural activities 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 11.02. PERMITTED USES.

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

- A. One or two family dwellings.
- B. Single family mobile homes as specified in Article 6.
- C. 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, or preservation of said crops, livestock, poultry or other animals, products, and foodstuffs raised on said lot or said structure.
- D. A parcel may be used and 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 upon a lot having an area not less than five (5) acres and a width not less than three hundred (300) feet, provided that the following requirements are met:
 - Building and fenced enclosures used for the quartering of said animals shall be located a minimum distance of one hundred (100) feet from the principal dwelling located on said parcel and principal dwellings on adjacent properties.
- E. Public and private conservation area and structure for the development, protection and conservation of open space, watersheds, water, soil, forest, and wildlife resources.

- F. A parcel may be used for the 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 for erosion by water or wind.
- G. Home occupations. Customary home occupations such as hairdressing, millinery, dressmaking, bookkeeping and accounting services, real estate and insurance sales, home occupations involving instruction in a craft or fine art within the residence, 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 the principal structure only and utilize no more than thirty (30) percent of the floor area.
 - 3. There shall be no more than one (1) employee other than members of the immediate family residing of the premises.
 - 4. There shall be no external evidence of such occupation except a small announcement sign as specified herein.
 - 5. 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.
 - 6. For the purposes of this provision, principal and accessory farm operations shall not be considered home occupations.
- H. Storage of not more than two (2) non-residential type recreational vehicles provided that such units shall be completely within the side and rear yards.
- I. A sign only in accordance with the regulations specified in Article 8.
- J. An accessory use, building, or structure.
- K. Essential service structures, except as provided in Section 10.15.

SECTION 11.03. 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 10.

- A. Development of natural resources, Section 10.12.
- B. Public and private park camping grounds, golf course, golf driving range, clubs, and hunting lodge.

- C. Community and governmental buildings.
- D. Sanitary land fill site.
- E. Public and private nursery, primary and secondary schools, and business school, college, and university.
- F. Hospital, nursing home, sanitarium, medical and food processing research laboratories.
- G. A church, synagogue, cathedral, mosque, temple, or other building used for public worship or a cemetery.
- H. Temporary building or trailer office.
- I. Roadside stand, provided all of the nursery stock or other agricultural products are raised on the premises where situated on the vicinity area of the same township.
- J. Veterinarian, animal clinic, or kennels.
- K. Commercial radio or television stations or transmitter occupying a site of no less than ten (10) acres.
- L. AGRA-business.
- M. Public and private recreation areas, such as forest preserve, game refuge, recreation park and reservations, and similar public and private use of low-intensity use.
- N. Temporary permit in agricultural district for a single-family mobile home not otherwise satisfying the requirements of Section 16.02(24) upon the following conditions:
 - 1. As a dwelling for an employee and his family who is hired as an employee for a commercial farming operation.
 - 2. As a dwelling in close proximity to an established dwelling in order to provide care for a relative or friend needing constant attention from the family due to age or illness:
 - a. Such mobile home meets all other requirements of this district.
 - b. Such mobile home must be connected to an adequate water supply and sewage disposal system meeting the requirements of the Calhoun County Health Department.
 - c. All conditional use permits for such mobile homes will be issued by the Township Board for a period not to exceed one (1) year. Requests for renewals must be made through the Township Zoning Administrator at least thirty (30) days prior to the expiration date of the permit in force.

- d. If such mobile home is not being used for the purpose for which the permit was issued, the permit will immediately terminate.
 - e. No mobile home can be set within the township that was manufactured longer than ten (10) years prior to application.
3. High density animal feeding operation, as described in Section 10.16.

SECTION 11.04. REGULATIONS.

The following regulations shall apply in all AA-agricultural districts:

- A. Lot area. No building or structure shall be established on any lot less than two (2) acre in area.
- B. Lot width. The minimum lot width shall be two hundred fifty (250) feet.
- C. Lot coverage. The maximum lot coverage shall not exceed fifteen (15) percent.
- D. Minimum floor area. The minimum first floor area shall not be less than nine hundred (900) square feet, unless in the case of a two story dwelling, the minimum first floor area shall not be less than eight hundred (800) square feet.
- E. Yard and setback requirements:
 1. Front yard. Not less than sixty (60) feet from the right-of-way line. No building hereafter erected or located shall project beyond the average setback line of all dwellings within three hundred (300) feet of each side of the proposed structure, if forty (40) percent or more of all dwellings existing prior to the adoption of this Ordinance located within three hundred (300) feet on each side of the proposed structure were constructed having a greater or lesser setback than specified.
 2. Side yard. Least width of either yard shall not be less than fifty (50) feet; except in the case of a corner lot where the side yard on the road or street shall not be less than fifty (50) feet.
 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 dwellings and non-frame 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 9.