

ARTICLE 3
AGRICULTURAL RESIDENTIAL DISTRICT

SECTION 3.01 STATEMENT OF PURPOSE

The purpose of the Agricultural Residential District is to provide an area to retain the rural atmosphere and quality of life for very low density, large lot residential development while accommodating agricultural production and services which benefit the agricultural community, This district is also intended to protect vital natural resources, such as high quality groundwater, floodprone areas, substantial wetlands, and major wooded areas, thereby encouraging the use of lands in accordance with their character and adaptability and preventing the improper use of land. Proper development patterns in Agricultural Residential Districts will prevent otherwise unnecessary tax expenditures for roads, storm drainage, and utilities and protect the public health in areas where it is not likely that public water and sewer services will be provided. The permitted uses and densities of developments in the Agricultural Residential District are necessary to protect the health, safety, and welfare of the public and to not overly burden the road system. Non-agricultural or non-residential uses may be permitted by special use permit if it is determined that such use(s) is compatible with the immediate and general area.

SECTION 3.02 PERMITTED USES

The following and no other uses shall be permitted in all AR Agricultural Residential Districts:

- A. Farms and farm buildings.
- B. Single family detached dwellings
- C. Horse riding stables - minimum size 20 acres. The number of horses kept at a riding stable shall not exceed one per acre.
- D. Home occupations as defined in Article 20.
- E. Home storage of equipment incidental to an occupation (which is regularly used off the premises) by the occupants of the premises. The equipment shall be located behind the front yard setback line.
- F. Non-commercial kennels.
- G. State licensed residential facilities that provide residential services for 6 or fewer persons, but not including adult foster care facilities licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional institutions.
- H. Family day care homes

- I. Public elementary schools, intermediate schools or high schools, offering courses in general education.
- J. Municipal buildings and uses. Outdoor storage shall be screened from view off-site.
- K. Accessory buildings customarily accessory to single family dwellings, subject to Section 13.16.

SECTION 3.03 USES PERMITTED BY SPECIAL USE PERMIT

The following uses may be permitted by issuance of a special use permit as provided for in Article 17, after review and approval of a site plan as required by Article 19:

- A. Veterinary offices and facilities.
- B. Public utility buildings. Outdoor storage shall be screened from view off-site.
- C. Campgrounds - minimum size 20 acres.
- D. Day camps - minimum size 10 acres.
- E. Parochial and private elementary schools, intermediate schools, high schools, and/or schools or colleges offering courses in general education, not operated for profit. All such facilities shall be architecturally compatible with the existing or intended single family residential character.
- F. Churches, subject to Section 13.51.
- G. Roadside produce markets.
- H. Gravel pits and quarries.
- I. Cemeteries.
- J. Commercial kennels.
- K. Storage structures (non-commercial) pursuant to Section 13.37.
- L. Other uses which the Township Planning Commission determine to be consistent with the Statement of Purpose of this District.

- M. Well drilling, environmental drilling, and environmental consulting operations, subject to the following conditions:
1. Minimum site size shall be 3 acres.
 2. Minimum frontage shall be 200 feet.
 3. Frontage shall be on a major thoroughfare.
 4. Minimum separation between driveways shall be 500 feet.
 5. Equipment storage shall be setback at least 150 feet from the front property line with no outdoor storage of equipment and supplies (not enclosed within a building) visible from the road. All outdoor storage shall be screened from any residential used property.
 6. There shall be no storage of any hazardous or contaminated material(s) on site, except that cleaning solvents, fuels and similar products used in maintaining equipment may be stored subject to all such products being stored in compliance with all Fire Marshal and applicable health, safety and environmental regulations. The quantities of materials stored shall not exceed that customary for equipment maintenance.
 7. There shall be no on-site cleaning of equipment utilized for any environmental drilling, excavation, or cleanup operation.
 8. Outdoor advertising shall be limited to (1) sign not exceeding 32 square feet in area.
 9. Accessory buildings shall be setback a minimum of 50 feet from any residentially used property.

N. Bed and Breakfast Facilities:

1. A bed and breakfast facility shall be the principal residence of the operator, and the operator shall live in the dwelling unit when the bed and breakfast facility is in operation. The facility must comply with the minimum dwelling unit floor area required for the AR District.
2. The minimum size of rental room shall be 120 square feet.
3. The minimum size for manager/owner living quarters shall be 450 square feet.
4. A common room or area for guest relaxation is required.
5. The owner shall show proof that the facility has been inspected and approved by the Fire Marshal.
6. There shall be no separate cooking facilities for the bed and breakfast operation, other than those that serve the principal residence. Food may be served only to those persons who rent a room in, or the residents of, the bed and breakfast facility. Dining space sufficient to seat all guests shall be provided.
7. One off-street parking space shall be provided for each rental room in addition to the 2 off-street spaces required for the single family dwelling.
8. Bathrooms must be furnished for guestrooms at a ratio of not less than 1 bathroom per 2 rental rooms.
9. The premises (including corner lots) may be permitted a maximum of 1 advertising sign not exceeding 24 square feet in area.
10. Approval of the Livingston County Health Department is required if other than a continental breakfast is served.
11. The maximum stay at a bed and breakfast facility shall be 10 continuous days.

- O. Wireless communication support structures, subject to the provisions of Section 13.27.
- P. Group day care homes subject to the requirements of Section 13.38.
- Q. Day care centers.

SECTION 3.04 FRONTAGE, AREA, HEIGHT, AND PLACEMENT REQUIREMENTS

The following dimension restrictions apply to uses in Agricultural Residential Districts:

- A. **Maximum Lot Coverage.** The maximum lot coverage shall be 15%.
- B. **Minimum Lot Area.** The minimum lot area shall be 50,000 square feet exclusive of road right-of-way.
- C. **Lot Dimensions.**
 - 1. The minimum lot width shall be 120 feet.
 - 2. The minimum lot depth shall be 150 feet.
 - 3. The minimum lot frontage shall be 120 feet on a public or private road (see Section 13.46 for exception).
 - 4. Any lot less than 10 acres in area shall have a depth that is not greater than 4 times its width.
- D. **Maximum Height.** The maximum height of buildings or structures shall be 2.5 stories or 35 feet, except for buildings or structures used in bonafide agricultural operations.
- E. **Minimum Setbacks.**
 - 1. The minimum building setbacks shall be:
 - Front: 70 feet
 - Side: 20 feet
 - Rear : 50 feet
 - 2. All accessory farm buildings and structures for uses other than those customarily associated with the dwelling shall be located not less than 100 feet from any dwelling on an adjacent lot.
 - 3. Corner lots and lots that abut more than 1 street shall have a front yard along each street and shall provide the required front yard setback from each street.
- F. **Building Requirements.**
 - 1. The minimum floor area per dwelling unit excluding any garage, shall be 960 square feet.
 - 2. The minimum roof overhang on the eaves shall be not less than 4 inches each, and a minimum roof pitch shall be not less than 3 on 12.

SECTION 3.05 RIGHT TO FARM

The Right to Farm all land is recognized to exist as a natural right and is a permitted use within Agricultural Residential Districts. The Right to Farm, as it is used in this Section, includes the use of large irrigation pumps and equipment, aerial and ground seeding and spraying, large tractors, numerous farm laborers, and the application of natural and chemical fertilizers, insecticides and herbicides; all for the purpose of producing from the land agricultural products such as vegetables, grains, hay, fruits, fibers, wood, trees, plants, shrubs, flowers and seeds, dairy, fowl and livestock. The foregoing uses and activities included in this Section, when reasonable and necessary for farming and livestock or fowl production and when conducted in accordance with generally accepted agricultural practices, may occur on holidays, Sundays and weekdays, at night and in the day; and the noise, odors, dust and fumes that are caused by them are also specifically permitted as part of the exercise of this right. It is expressly found that whatever nuisance may be caused to others by such uses and activities so conducted, is more than offset by the benefits from farming to the neighborhood and community, and to society in general, by the preservation of open space, the beauty of the countryside and clean air, and by the preservation of continuance of farming operations in Oceola Township as a source of agricultural products for this and future generations.