

CHAPTER 5

A-2 AGRICULTURAL/RURAL RESIDENTIAL DISTRICT

(Amended in its entirety 12/15/98)

SECTION 5.01 DESCRIPTION AND PURPOSE. This Zoning District is intended to compliment the A-1 Agricultural Conservation District. It is intended to support farming and other agricultural activities, while also allowing a controlled degree of very low-density residential development. The District serves as a transition between the A-1 District and zoning districts that are allowed to develop more intensively.

SECTION 5.02 USE REGULATIONS. Land, buildings and structures in this Zoning District may be used for the following permitted uses: (Amended 7/28/93)

- (a) General dairy, livestock, poultry and crop farming operations, excluding intensive livestock operations together with farm buildings and other installations necessary to such farms.
- (b) Specialized crop production including but not limited to greenhouses, nursery stock, orchards, vineyards, apiaries and blueberry operations.
- (c) Riding stables, where horses are boarded and/or rented.
- (d) Athletic fields and parks. (Amended 7/28/93)
- (e) Commercial kennels. (Amended 7/28/93)
- (f) Veterinary services. (Amended 7/28/93)
- (g) Real estate, identifying and nameplate signs.
- (h) Farm ponds and private ponds accessory to a permitted principal use. (Amended 7/28/93)
- (i) Single family dwellings
- (j) Roadside (seasonal) stands subject to the following standards:
 - (1) The stand shall be accessory to a contiguous farm operation for the display and sale of farm products grown on the same farm operation.
 - (2) Any structure or enclosure created and used for the stand shall be limited to 150 square feet of floor area.
 - (3) Any structure, enclosure, or display or sales area shall be located outside of the street right-of-way, or at least 35 feet from the street centerline, whichever is greater.
 - (4) Adequate road side or off street parking shall be provided. No roadside parking shall be allowed within 200 feet of a street intersection
 - (5) The stand shall be permitted only during the local crop growing and harvesting season. All structures shall be removed except during the growing and harvesting season.
- (k) Open space preservation projects as regulated by Chapter 22 (Amended 1-27-03).
- (l) Type I Permitted Home Occupations as listed and regulated under the provisions of Section 11.28. A home occupation may only be permitted to involve a detached garage or other detached accessory building if approved as a special use. (Amended 4-03)

SECTION 5.02A SPECIAL USES. The following uses may be permitted as special land uses when approved by the Planning Commission. Such uses are subject to the provisions and

general standards outlined in Chapter 15 and any specific standards pertaining to the particular use as outlined in this section. (Amended 7/28/93)

- (a) Two family Dwellings
- (b) Type II Home occupations, as listed in accordance with the standards contained in Section 11.28.(Amended 4-03)
- (c) Removal and processing of top soil, sand, gravel or other such minerals in accordance with Chapter 21. (Amended 1-27-03)
- (d) Roadside (permanent) stands. In considering such authorization, the Planning Commission shall consider the following standards: (Amended 7/28/93)
 - (1) the size, nature and character of the building and/or structure to be utilized for the roadside stand;
 - (2) the type and kind of produce and goods to be sold at the roadside stand;
 - (3) the proximity of the roadside stand to adjoining properties;
 - (4) the time or season during which the roadside stand will operate;
 - (5) the parking facilities provided for the roadside stand;
 - (6) any traffic congestion or hazards which would result from the roadside stand; and
 - (7) the effect of the roadside stand on adjoining properties and the surrounding neighborhood.
- (e) Migrant farm labor housing. (Amended 7/28/93)
- (f) Campgrounds. (Amended 7/28/93)
- (g) Golf courses and country clubs. (Amended 7/28/93)
- (h) Churches. (Amended 7/28/93) (Amended 7/28/93)
- (i) Shooting ranges. (Amended 7/28/93)
- (j) Automobile and animal racing facilities. (Amended 7/28/93)
- (k) Saw mills. (Amended 7/28/93)
- (l) Commercial composting operations. (Amended 7/28/93)
- (m) Farm related commercial services. (Amended 7/28/93)
- (n) Tack shops. (Amended 7/28/93)
- (o) Cemeteries. (Amended 7/28/93)
- (p) Self storage or mini warehouse facilities. (Amended 7/28/93)
- (q) Nursing homes and senior citizen centers. (Amended 7/28/93)
- (r) Child or adult day care facilities caring for greater than six (6) individuals. (Amended 7/28/93)
- (s) Communication towers and antennas exceeding 50 feet subject to the provisions of section 15.04A. (Amended 1-18-00)
- (t) Bed & Breakfast establishment. (Amended 5/10/94)
- (u) Air field or landing strips subject to the following: (Amended 5/10/94)
 - 1. The land areas beneath runway approaches shall be under the ownership or control of the owner or operator of the airfield. Ownership or control shall extend a minimum of 1,200 feet from each runway end and laterally 500 feet from the centerline of the runway. The above requirements may be modified if the landing strip is intended solely for the use of ultra-light aircraft.
 - 2. The facility shall not exceed a Michigan Aviation System Plan (MASP) classification of U-1, offering service to small single engine utility aircraft.
 - 3. The landing strip shall be of turf construction.

4. Unless specifically waived by the Planning Commission, areas upon which airplanes taxi shall be at least two hundred (200) feet from any property line. The airfield must be of a size and location that will not require limitations on the height of structures on land that is not controlled by the airfield operator.
 5. The Planning Commission may require the fencing of appropriate areas to insure public safety. If required, such fencing shall be not less than six feet in height with suitable gating.
- (v). Equipment storage and/or maintenance yards, structures and establishments for building trades, heavy equipment and petroleum and well field operators and contractors
(Amended 1/97)
 - (w) Accessory buildings located in front yard areas (ref. Section 11.09).
 - (x) More than one accessory farm dwelling (ref. Section 11.22).
 - (y) Temporary dwellings (ref. Section 11.07).
 - (z) Intensive livestock operations
 - (aa) Conservation Subdivisions subject to the provisions Chapter 23 (Amended 01-27-03.)
 - (bb) Small rural enterprises that may be authorized in the Re-Use Of existing Farmsteads meeting the intent and standards of Section 15.04 (1).
 - (6) Small scale wood, metal and plastics fabricating and assembly businesses
 - (7) Antique sales and service, excluding automobile
 - (8) Retail or service business associated with any aspect of the sales, distribution, service or maintenance of Agricultural Products.
 - (9) Other business uses identified as special uses in this Section 5.02A,
(Amended 12-06)

SECTION 5.03 HEIGHT REGULATIONS. No residential building or structure shall exceed thirty-five (35) feet in height or two and one half (2 1/2) stories. All other buildings and structures shall not exceed their usual and customary heights. (Amended 7/28/93)

SECTION 5.04 AREA REGULATIONS. Unless otherwise authorized under provisions of this ordinance, no building or structure nor any enlargement thereof shall be hereafter erected except in the conformance with the following yard, lot area, and building coverage requirements: (Amended 7/28/93 and 1/27/03)

- (a) Front Yard - There shall be a front yard of not less than fifty (50) feet. (Ref. Section 11.13, Additional Setbacks for Buildings and Structures Adjacent to Major Streets.)
(Amended 7/28/93)
- (b) Side Yard - For residential buildings and structures, there shall be total side yards of not less than fifty (50) feet; provided, however, that no side yard shall be less than twenty (20) feet. For all other buildings, there shall be two (2) side yards of not less than fifty (50) feet each.
- (c) Rear Yard - There shall be a rear yard of not less than fifty (50) feet.
- (d) Lot Area - For all dwelling units in the A-2 District the minimum lot area shall be 87,120 square feet (2 acres).
 - (1) The minimum lot area required herein shall not include platted street right of way or private streets easements but may include the right of way of un-platted public streets in existence on the effective date of this ordinance.

- (2) Unless otherwise specified, the minimum lot area for all other non-farm uses allowed in this district, shall be twenty (20) acres
 - (3) Any parcel existing as of December 15, 1998 which becomes nonconforming in area as a result of the lot area requirements of this section may be used for a permitted use provided that all other requirements of this section are met,
- (b) Lot width –The minimum lot width shall be 200 feet.

SECTION 5.05 MINIMUM FLOOR AREA. Each single and two family dwelling unit shall have minimum usable floor area as follows:

- (a) One story - Eight hundred sixty-four (864) square feet.
- (b) Two story - One thousand (1000) square feet
Ground floor - Six hundred fifty (650) square feet

Note: Ground Floor Area - In determining the minimum ground floor area for dwelling units, the calculation may include the floor areas contained on more than one level provided that the levels are separated by no more than three feet of elevation difference (see definition of basement). (Amended 10/96)

SECTION 5.06 ACCESSORY BUILDINGS. Reference Section 11.09.