

6.01 AG Agricultural

6.01-1 Intent of District

This district is composed of large open land areas devoted to general farming, dairying, livestock, truck crops and an increasing number of non-farm homes. The regulations are designed to retain the open character of the land and to that end the uses are limited to farming, enterprises associated with modern farming operations, rural residence, community service buildings and recreational uses.

6.01-2 Permitted Uses

No land shall be used or occupied and no structure shall be designed, erected, moved, altered, used or occupied except for either one or several of the following Uses by Right and Lawful Accessory Uses thereto or for one or several of the following Conditional Uses:

A. Uses By Right

1. Churches, community centers, schools and cemeteries
2. Dwelling: one, two and multiple family.
3. Farming and the usual buildings for general or specialized types including fruit, truck gardening, dairying, poultry, forestry plantings, horse breeding, apiaries, greenhouses, nurseries and portable sawmills, provided any building or structure used for the shelter of animals shall be located at least two hundred (200) feet from all adjoining property lines.
4. Repealed.
5. Municipal buildings including storage yards and garages.
6. Public parks, fishing sites, wildlife refuges and public conservation clubs and camps.
7. Roadside market stands offering for primarily the products produced or processed on the premises but not including commercial slaughtering. No sign shall be erected other than on the premises where such products are for sale.

B. Accessory Uses

1. Any accessory use or structure clearly incidental to the operation of Use by Right.

2. Home occupations customarily conducted within dwellings or accessory buildings thereto, such uses as antique sales, dress-making, beauty shop, hobby/woodworking shop, furniture repair, music instruction and photography, real estate, accountant, and insurance offices, and appropriate similar uses provided:
 - a. The home occupation shall be conducted within the dwelling or within a building accessory thereto and carried on only by the inhabitants thereof,
 - b. The primary use of the property shall be residential and any structure used for the home occupation maintain the residential character of the area, and
 - c. Not more than one (1) sign be allowed, provided that the sign maintains the residential character of the area.
3. The outside storage of not more than one (1) unoccupied camping or travel trailer upon the premises.
4. Permanent swimming pool, used solely for the enjoyment of the occupants, or guests of the principal use of the property, provided it shall not be less than twenty (20) feet from the property line of the property on which it is located. Such swimming pool or the entire property on which it is located shall be so walled, screened, or fenced as to prevent uncontrolled access from the street or adjacent properties.

C. Conditional Uses Requiring Planning Commission Authorization:

Provided all provisions of Section 7.10 governing application for Conditional Use Permits are fully complied with, the following conditional uses will be permitted:

1. Private parks, golf clubs, hunting clubs, riding stables camping grounds and similar recreational uses operated for gain.
2. Kennels including the boarding, breeding and training of dogs, provided any kennel runways or yards shall be at least two hundred (200) feet from all adjoining property lines.
3. Junkyards used in whole or part for commercial purposes, provided that all storage and operations are conducted within an area either (1) at least 1500 feet from any public or private road or neighboring residential dwelling, or (2) fully screened from the view of persons standing on adjoining roads and the ground level of adjoining properties by natural objects, plantings, fences, or other appropriate means. A

plan showing the type and location of such screening shall be approved by the Planning Commission as being in compliance with this screening requirement.

4. Contractor's equipment yards and offices.
5. Livestock and other types of auction yards and buildings, provided, no yards or structures shall be less than five hundred (500) feet from any dwellings or adjacent property lines and that adequate parking is provided for off the road.
6. Billboards (see Section 7.06).
7. The parking and use for residence of not more than two (2) mobile homes on a parcel of land in addition to the principal residence thereon, subject to the conditions that such mobile homes (1) be on a farm and occupied in connection with the farm's operation and (2) the mobile homes satisfy the standards for single family dwellings set forth in Section 15.09-1.
8. Removal and/or processing of sand, gravel or rock, provided any power machinery used in the removal of processing operations shall be at least four hundred (400) feet from all adjoining property lines.
9. Sanitary land fill and/or dumps may be operated, provided all wastes shall be deposited and covered in a form or manner which will not cause obnoxious odors, dust or materials to be transferred off the premises by natural causes or forces.
10. Animal and/or bird farms other than the domesticated type, provided that structures, pens and yards in which such animals and birds are kept shall be at least two hundred (200) feet from all adjoining property lines.
11. Radio and TV broadcasting towers and equipment.
12. Home occupations conducted within dwellings or accessory buildings thereto, including uses not described in Section 6.01-2B.2, provided:
 - a. The home occupation shall be conducted within the dwelling or within a building accessory thereto and carried on only by the inhabitants thereof,
 - b. The primary use of the property shall be residential and any structure used for the home occupation maintain the residential character of the area, and
 - c. Not more than one (1) sign, provided that the sign maintains the residential character of the area.

13. Nursing homes, homes for the aged and child care homes wherein there are four (4) or more persons, provided,
 - a. The principal building used therefor shall be not less than fifty (50) feet from any other premises;
 - b. Floor space per person shall be not less than fifty (50) square feet; and,
 - c. The outdoor activity area for each person shall be not less than seventy-five (75) square feet with the total area required fenced and screened from adjoining property or abutting highway.

14. Private Non-Commercial Airstrips operated on residentially used property, subject to the following conditions:
 - a. The private airstrip shall be located so that the center line of the airstrip is at least:
 - (1) 300 feet from the property lines of the premises upon which the airstrip is located.
 - (2) 300 feet from all public roadways, railroad tracks and dwellings other than the dwelling on the premises upon which the airstrip is located.
 - (3) 500 feet from any building or structure intended for the congregation of people.
 - b. The ends of the private airstrip shall be located so that each end is at least:
 - (1) 300 feet from the property lines of the premises upon which the airstrip is located.
 - (2) 500 feet from all public roadways and railroad tracks.
 - (3) 600 feet from any dwelling other than the dwelling on the premises upon which the airstrip is located.
 - (4) 600 feet from any building or structure intended for the congregation of people.
 - c. The private airstrip shall not materially adversely affect the use and enjoyment of adjoining properties or constitute a safety hazard to adjoining properties.
 - d. The private airstrip shall be used solely for the private aircraft of the person(s) residing on the premises on which the airstrip is located.

- e. No commercial use shall be made of the private airstrip.
- f. The information provided by the applicant for a conditional use permit for a private airstrip shall include an accurate scale drawing showing the location and dimensions of the proposed airstrip and the setback distances of the proposed airstrip from (1) adjoining property lines, (2) wires and poles on the subject property or abutting properties, and (3) all roads, railroad tracks, dwellings and other buildings intended for the congregation of people that are located within 600 feet of the proposed airstrip.

6.01-3 Lot Area and Yard Requirements

A. Lot Area

The minimum lot area for any dwelling or other Use by Right building hereafter erected shall be not less than thirty thousand (30,000) square feet and the width of such lot at the required front setback line for any such structure shall be not less than one hundred fifty (150) feet.

B. Yards For All Principal Structures

1. Front Yard

Every Lot shall be provided with a front yard of not less than fifty (50) feet in depth from the highway right-of-way line.

2. Side Yard Widths

Every lot shall be provided with two (2) side yards and each shall be at least thirty (30) feet in width. On corner lots the side yard abutting the highway shall be at least fifty (50) feet. Detached garages or other accessory buildings when erected shall not be nearer than six (6) feet from the side lot line.

3. Rear Yard

Every lot shall be provided with a rear yard of not less than fifty (50) feet in depth. Detached garages or other accessory buildings when erected shall not be nearer than six (6) feet from the rear lot line.

6.01-4 Permitted Signs

The provisions of Article 7, Section 7.06 shall be in full force and effect in this district.

6.01-5 Off-Street Parking and Loading Requirements

The provisions of Article 7, Section 7.07 & 7.08 shall be in full force and effect in this district.

6.01-6 General Requirements

For regulations applicable to all districts within the Township, see Article 4.

6.01-7 Supplemental Requirements

For other regulations any exceptions or modifications applicable to this district, see Article 7.

6.01-8 Building Permits

A building permit shall be required for all dwellings, buildings or structures incidental to the use of lands in this district.