

ARTICLE 5
AG, AGRICULTURAL DISTRICT

Section 5.01 Purpose of this Zoning District

This district is composed of those areas of the Township where the principal use is farming and related activities. The regulations of this district are designed to conserve, stabilize, enhance and expand farming and related activities, while minimizing conflicting uses that could be detrimental to or incompatible with agricultural activities.

Section 5.02 Uses Allowed with Site Plan Approval by the Zoning Administrator

The following uses of land and buildings are allowed in the AG Agricultural District, provided the Zoning Administrator finds that the proposed use satisfies all of the requirements of this Zoning Ordinance:

1. Farms.
2. *Farm* markets.
3. Greenhouses, plant nursery, and garden center.
4. Veterinary clinics with or without outdoor runs.
5. Standard single-family dwelling units.
6. Riding stables.
7. Cemeteries.
8. Places of worship.
9. Bed and breakfast establishments.
10. State licensed residential facility. No facility shall be closer than 1,500 feet to another state licensed residential facility.
11. Family and group daycare.
12. Accessory dwellings.
13. Accessory buildings and uses customarily incidental to any of the above permitted uses including the sale of nursery stock or other agricultural products raised on the premises.

14. Small Wind Energy System 35 feet in height or less.
15. Co-location of Wireless Communication Antenna(s).
16. Top Soil Extraction

Section 5.03 Reserved

Section 5.04 Uses Allowed with Site Plan Approval by the Planning Commission

The following uses of land and buildings are allowed in the AG Agricultural District, provided the Planning Commission finds that the proposed use satisfies all of the requirements of this Zoning Ordinance:

1. Cluster development.
2. Communication Towers.

Section 5.05 Uses Allowed by Special Use Permit

The following uses of land and buildings are allowed by Special Use Permit in the AG Agricultural District, provided the Township Board finds that the proposed use satisfies all of the requirements of this Zoning Ordinance:

1. Landing fields
2. Shooting and archery ranges, including gun clubs, rifle, skeet, trap, and pistol ranges.
3. Planned unit developments.
4. Parks, trails, and greenways.
5. Recreation activities including but not limited to campgrounds, and recreational vehicle parks.
6. Small Wind Energy System over 35 feet in height.
7. Large Wind Energy System.
8. Kennels.
9. *Class 1 Disposal Wells and Related Facilities*

Section 5.06 Area and Bulk Requirements

(Amendment 104-05-08-02; Effective 07/28/08)

The following regulations shall apply to all uses and/or buildings within the AG Agricultural District.

1. Minimum Lot Width. *The minimum lot width shall be 185 feet.*
2. Lot Area. *There shall be a two (2) acre minimum lot size.*
3. Height. The maximum building height for a structure shall be *thirty five (35) feet*, except as otherwise provided in this Ordinance. Agricultural buildings used for agricultural purposes are exempt from the height requirement.
4. Setback Requirements. Except as otherwise specifically provided in this Ordinance, no structure shall be erected within the required setbacks areas as listed below:
 - a. The minimum front yard setback shall be fifty (50) feet.
 - b. The minimum interior side yard setback shall be twenty (20) feet.
 - c. The minimum rear yard setback shall be thirty (30) feet.
 - d. The minimum street side yard setback shall be fifty (50) feet.
5. Lot Coverage. The maximum percentage of the lot that is permitted to be covered by impervious area is 20%.
6. Minimum Principal Dwelling Size. The principal dwelling unit shall have a minimum of 600 square feet of livable area. The minimum dwelling dimensions for the principal dwelling unit shall be twenty (20) feet wide by twenty (20) feet long.