

CHAPTER 4

AR AGRICULTURAL RESIDENTIAL DISTRICT

SECTION 4.01 DESCRIPTION AND PURPOSE

This zoning district is intended to accommodate land currently under cultivation, wetlands, woodlands, and other lands in an undisturbed state. Farming, crop cultivation, dairy and livestock operations, and rural estate single family dwellings are suitable uses in this district. Parcels within the AR District are restricted to a minimum of one (1) acre in size.

SECTION 4.02 PERMITTED USE REGULATIONS

Land, buildings and structures in this Zoning District may be used for the following purposes only:

- A. Farms for both general and specialized farming, together with farm dwellings, buildings and other installations necessary to such farms including temporary housing for migratory workers housing and its sanitary facilities, provided that such activities are in conformance with all requirements of the Van Buren County Health Department, the State of Michigan Right to Farm Act, MDEQ and/or any other federal, state and/or local regulating agency having jurisdiction. Animal Uses shall also be permitted in accordance with the requirements in Section 16.31.
- B. Greenhouses, nurseries, orchards, vineyards, and apiaries
- C. Riding stables, where horses are boarded and/or rented.
- D. Single family dwellings
- E. Publicly owned and operated parks, parkways, and recreational facilities.
- F. Adult foster care family homes of six (6) or fewer persons. This subsection shall not apply to adult foster care facilities, licensed by a state agency, for the care and treatment of persons released for or assigned to adult correctional institutions, in accordance with Section 16.33.
- G. Churches
- H. Home Occupations, in accordance with Section 16.14.
- I. Accessory structures and uses customarily incidental to the above permitted uses.

- J. Family Day Care Home, in accordance with Section 16.33.
- K. Foster Day Care Home, in accordance with Section 16.33.
- L. Foster Family Group Home, in accordance with Section 16.33.

SECTION 4.03 USES PERMITTED BY CONDITIONAL USE PERMIT

The following uses may be permitted by the Township, subject to the conditions specified for each use in Chapter 16. Conditional uses shall be reviewed by the Planning Commission at a public hearing pursuant to the procedures in Chapter 19 and approved by the Township Board. Adoption may include special conditions which, in the opinion of the Planning Commission and or Township Board, are necessary to fulfill the purposes of this Ordinance.

- A. Removal and processing of topsoil, sand, gravel or other such minerals.
- B. Commercial kennels and animal boarding establishments.
- C. Municipal, county, regional and state owned buildings and service facilities (not including outdoor storage yards) when in character with the surrounding residential and agricultural area.
- D. Private recreation areas, uses, and facilities including country clubs, golf courses, and hunting preserves, except off road vehicle tracks. Such uses shall be consistent with the existing development and will not have a significant adverse impact on the surrounding properties. Increased setbacks, buffers, or lot size requirements may be imposed as deemed necessary depending on the potential impacts of the use and the surrounding development.
- E. Off-road vehicle tracks, in accordance with Section 16.34.
- F. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations, and gas regulator stations, (not including service or storage yards) when operating requirements necessitate the locating within the district in order to serve the immediate vicinity. This shall not include wireless communication facilities.
- G. Cemeteries.
- H. Hospitals, clinics, sanatoriums, nursing homes, assisted living facilities, and other similar uses.

- I. Essential Services
- J. Bed and Breakfast Facilities
- K. Group Day Care Home, in accordance with Section 16.33
- L. Housing for seasonal labor
- M. Planned Unit Development, subject to all provisions of Chapter 13

SECTION 4.04 DEVELOPMENT STANDARDS

No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area, height and building coverage requirements:

- A. **HEIGHT.** No residential building or structure shall exceed thirty-five (35) feet in height. Agricultural structures such as storage silos, barns, grain elevators and similar structures are exempt from the maximum height requirements of this Ordinance. Agricultural antennas permitted under Section 16.28 shall also be exempt.
- B. **FRONT YARD.** There shall be a front yard of not less than forty (40) feet.
- C. **SIDE YARD.** For residential buildings and structures, there shall be a side yard of not less than ten (10) feet.
- D. **REAR YARD.** There shall be a rear yard of not less than fifty (50) feet.
- E. **LOT AREA.** The minimum lot area in this District, unless specified elsewhere, shall be one (1) acres.
- F. **LOT WIDTH.** The minimum lot width in this District, unless specified elsewhere, shall be one hundred fifty (150) feet. The lot width shall be measured at the front building line.
- G. **MINIMUM FRONTAGE.** The minimum public street or private road frontage, unless specified elsewhere, shall be the same as the applicable minimum lot width.

- H. **MINIMUM FLOOR AREA.** Each dwelling unit, unless specified elsewhere, shall have a total minimum of nine hundred sixty (960) square feet of useable floor area on the main floor.

- I. **SITE PLAN REVIEW.** Site Plan Review and approval is required for all uses except detached single family residential uses and permitted agricultural uses in accordance with Chapter 18 of this Ordinance.