

ARTICLE IV

AG AGRICULTURAL DISTRICT

401. PURPOSE. To recognize and to preserve agricultural lands and prime agricultural soils and to protect environmentally sensitive areas, considering topography, soil type and present use. To steer more dense growth away from the AG District and to areas closer to community facilities and services. To recognize areas that would be difficult and expensive to extend sewer and water lines and to continue to sewer because of pumping station costs. To recognize the limited water and sewer capacity that is likely to be available in the foreseeable future. To avoid nuisance complaints against farmers from new residents, by not encouraging dense residential growth near active large farms or livestock operations.
402. PERMITTED BY RIGHT USES. Only the following uses are permitted by right in the AG District, provided that the requirements for specific uses of Article XV are met:
- A. Single Family Detached Dwelling (includes Mobile/Manufactured Home*)
 - B. Crop Farming
 - C. Animal Husbandry*
 - D. Plant Nursery*
 - E. Commercial and Noncommercial Crop Storage*
 - F. Campground*
 - G. Non-household Stable*
 - H. Picnic Grove*
 - I. Membership Club*
 - J. Animal Hospital*, Small or Large
 - K. Commercial Communications Tower*
 - L. Public or Private Primary or Secondary School*
 - M. Swimming Pool, Public or Semi-Public*
 - N. Kennel*
 - O. Publicly-owned Recreation
 - P. Wildlife Sanctuary
 - Q. Place of Worship*
 - R. Cemetery*
 - S. Township-owned Use
 - T. Retail Sales of Agricultural Products produced on the premises**
as an accessory use
 - U. Accessory Apartment within an existing single family detached dwelling**
 - V. Home Office**
 - W. Accessory Use or Structure clearly customary and incidental to a permitted by right,
special exception or conditional use**
 - X. Essential Services**
 - Y. Sale of Agricultural Fertilizers, Seeds or Animal Feed, not involving manufacture or

- processing
 - Z. Swimming Pool, Private**
 - AA. Recreational Facilities limited to use by residents of a development and their occasional guests
 - BB. Accessory Use or Structure permitted under Section 1503.C.**
 - CC. Commercial Forestry*
- * See additional requirements in Section 1502.
 **See additional requirements in Section 1503.

403. SPECIAL EXCEPTION USES. Only the following uses are permitted by special exception in the AG District, provided that the requirements for specific uses of Article XV are met:

- A. Leaf Composting**
 - B. Recycling Collection Center*
 - C. Home Occupation**
 - D. Bed and Breakfast Use**
 - E. Septage or Sludge Application as an accessory use to agricultural operations**
- * See additional requirements in Section 1502.
 **See additional requirements in Section 1503.

404. CONDITIONAL USES. Only the following uses are permitted conditional uses in the AG District, provided that the requirements for specific uses of Article XV are met:

- A. Emergency Services Station*
 - B. Golf Course*
 - C. Cluster Development***
 - D. Municipal Sewage Treatment Plant
- * See additional requirements in Section 1502.
 ** See additional requirements in Section 1503.
 ***See additional requirements in Article XX.

405. LOT AND SETBACK REGULATIONS. Lot and setback regulations for uses in the AG District shall be as follows, unless a more restrictive requirement is stated in Article XV for a particular use or elsewhere in this Ordinance. See definitions of these terms in Article II.

- A. Minimum Lot Area 65,340 square feet per dwelling unit
5 acres for non-residential lots
- B. Minimum Lot Depth 150 feet for residential lots
180 feet for non-residential lots
For non-residential lots, the lot depth shall not exceed three (3) times the lot width.

- C. Minimum Lot Width 180 feet, except:
- 250 feet for any newly created lot that would have a driveway entering directly onto an arterial street.
- D. Maximum Building Coverage 20%
- E. Maximum Impervious Coverage 30%
- F. Minimum Front Yard Setback 40 feet, for both principal and accessory structures.
- G. Minimum Side Yard Setback. 10 feet for principal structures and (for each of 2 side yards) accessory structures and uses. Corner lots - See Section 1404.B.
- H. Minimum Rear Yard Setback 40 feet for principal structures and 5 feet for accessory structures and uses.
- I. Minimum Setback from an Arterial Street 50 feet for all buildings
- J. Maximum Height 2-1/2 stories or 35 feet, whichever is less, except 120 feet for agricultural structures
- K. Minimum Setback from an Industrial District Boundary 150 feet for any new dwelling
- L. Minimum Setback from an Animal Husbandry Use 250 feet for any new dwelling from a barn, shelter, stable or feed yard that is primarily used for animal husbandry, and from any manure storage structure, unless the dwelling would be owned by the operator of the animal husbandry use or an immediate relative.

406. ADDITIONAL REQUIREMENTS.

- A. Parking. See Article XVII.
- B. Signs. See Article XVII.
- C. Site Plan Review. See Section 1411, which requires a site plan review by the Planning Commission for nonresidential building expansions and parking lots.