

CHAPTER 6

“A” - AGRICULTURAL ZONE

Section 6.01 - PERMITTED USES

No building or part thereof shall be hereafter used, erected, or altered, or land used, in whole or in part, in the A-Agricultural Zone except for:

- A. Those uses permitted in the R-2 Residential Zone under the terms provided for such uses, except as altered in this Chapter.
- B. Farms for both general and specialized farming, together with farm dwellings and buildings, and other installations usual to such farms, including roadside stands, provided that such stands sell products grown on the premises and are situated so as to provide adequate off-highway parking for customers.
- C. Greenhouses, nurseries, orchards, groves and vineyards, apiaries, farms for breeding of domestic animals, and sanctuaries for wild birds and animals provided the sanctuaries shall be approved by the Michigan Department of Natural Resources.
- D. Agricultural warehouses and storage plants, milk processing plants, primary processing plants for non-animal farm products, and such other enterprises connected with farm production as shall be approved by the Planning Commission.
- E. Home occupations.
- F. Forest preserves and farm woodlots.
- G. Public and privately-owned parks, playgrounds and golf courses with customary service buildings and structures incident thereto.
- H. Public-owned buildings excluding sewage treatment plants, solid waste disposal plants, warehouses, garages and shops or storage yards.
- I. Additional dwellings on any farm for the use of farm or domestic employees of the owner or his lessees, provided there is only one (1) such tenant house in addition to the main dwelling for each ten (10) acres of farm land, and provided that each such tenant house is surrounded by sufficient land to provide a future separate lot of one and one-half (1 ½) acres and a minimum width at the building line of two hundred (200) feet.
- J. Migrant workers' facilities approved in accordance with state law.
- K. Any agricultural, horticultural, or husbandry use unless otherwise specifically prohibited by this Ordinance.

- L. Country arts or craft type shops of a similar nature where the business is conducted within structures existing prior to May 29, 1979.
- M. The following uses may be permitted within the A-Zone upon approval as a special exception by the Planning Commission pursuant to Section 19.07: chicken hatcheries, poultry farms, processing plants for dressing of poultry and domestic animals, farms for breeding of poultry, breeding and boarding kennels, and extraction of mineral resources less than two (2) acres in surface area.
- N. Septage Waste Storage – Only a closed septage waste storage tank regulated under Public Act 381 of 2004, as amended may be permitted upon approval of a special exception by the Planning Commission pursuant to Section 19.07 of this Ordinance.
- O. Wineries, with or without a tasting room applying the following standards:
 - 1. An application for a winery shall include a site plan in accordance with this ordinance, Chapter 17, with detail on parking, sanitation, refuse and solid waste management, outdoor lighting, fencing, crowd control, on-site vehicular and pedestrian circulation, details on any public address system and equipment, signage and related existing and proposed facilities, as applicable. In addition, the application shall include a complete written description of the proposed use, the services to be provided, the maximum number of patrons anticipated on site at any time, hours of operation, activities to be conducted and any other information necessary to properly convey the nature of the facility proposed. Such written description shall be considered a part of the site plan application to be relied upon by the Township in granting any approval.
 - 2. The winery shall comprise only a small part of the property, so that the agricultural use of the site is predominant and the winery use is secondary. The Township may approve a proposed departure from this requirement if it finds that the proposed winery and its activities are substantially farm-related or that the establishment and its activities would not have impacts on the vicinity similar to impacts generated by a commercial business, including consideration of traffic, light pollution, noise, blowing trash, signage, odor, and aesthetics.
 - 3. A winery shall be located on a parcel of at least ten (10) acres.
 - 4. All buildings associated with the winery shall be set back at least 100 feet from any lot line.
 - 5. Tasting rooms and food service activities, if provided, shall at all times comply with any and all requirements of the Health Department of Northwest Michigan and the Michigan Liquor Control Commission and evidence of applicable agency review and approval shall be provided to the Township.

6. The Township may require landscaping and other features to screen the use from adjacent properties and the Township may impose limitations on the operation of the facility to protect adjacent properties from its impacts. Such limitations may pertain to hours of operation, outdoor lighting, outdoor activities, noise, and other elements.
7. The applicant shall demonstrate that all vehicular parking will occur on the site. A pervious parking surface is permitted, subject to demonstration by the applicant that dust would be controlled.
8. This section is not intended to regulate farming and associated farming related activities that are subject to the provisions of the Michigan Right to Farm Act, provided that generally accepted agricultural management practices (GAAMPs) are followed.
9. On premise signage that identifies a winery is permitted. A permanently fixed changeable copy sign may be used in combination as an integral part the signage provided the following standards are met.

Number Limitation: Two (2)

Size Limitation: Fifty (50) square feet total signage

Time Limitation: Permanent

Section 6.02 - HEIGHT, AREA AND YARD RESTRICTION

A. Every lot in this zone shall have:

1. An area of 1.5 acres and a width at all points from front to back of at least (200) two hundred feet.
2. A front yard of at least fifty (50) feet.
3. Two (2) side yards totaling at least seventy (70) feet, the minimum of each side yard shall be thirty five (35) feet.
4. A rear yard of at least thirty five (35) feet.

B. The front and rear yard setbacks shall be maintained across the entire width of the lot.

C. No dwelling, building, or structure shall exceed a height of two and one-half (2 ½) stories or thirty-five (35) feet, whichever is the lesser, except as otherwise provided by this Ordinance. Barns, silos and similar agricultural related accessory buildings shall not exceed ninety (90) feet in height.

- D. Every dwelling shall have a minimum usable floor area of nine hundred and sixty (960) square feet. The dwelling shall not be made up of additions of a dissimilar type or quality of construction or materials. No dimension shall be less than twenty (20) feet.

Section 6.03 – CONFORMANCE

In this zone, no building shall hereafter be erected, altered or moved into said zone or land used for the purpose of conducting any form of commercial, business, or industrial enterprise whatever, except as stated in the foregoing provisions of this Chapter.

Section 6.04 – GENERAL PROVISIONS

See Chapter 2, GENERAL PROVISIONS for supplemental requirements and height, area, and yard restrictions.