



## **AG - Agricultural**

### **SECTION 501. INTENT AND PURPOSE**

To conserve, stabilize, enhance and develop farming and related uses, to minimize conflicting uses, and to prohibit uses which require streets, drainage and other public facilities and services other than those that currently exist. To encourage single-family homes that are compatible with the agricultural use and rural character of the Township.

### **SECTION 502. USES PERMITTED BY RIGHT**

Following are the principal permitted uses by right within the AG District:

- A. Single family, non-farm dwellings, subject to conditions in Section 504.
- B. General Farming and Forestry including field crop and fruit farming, truck gardening, horticulture, aviaries, hatcheries, apiaries, greenhouses, tree nurseries and similar agricultural enterprises.
- C. Processing and storage of animals and products grown on farms when accessory and incidental to a farm as defined herein; provided such processing or storage is not obnoxious or offensive by reason of odor, noise, fumes, dust, smoke, waste, vibration or other characteristics.
- D. Roadside stands selling products grown by the owner of the property upon which the stand is located PROVIDED that the contiguous space for the parking of customer's vehicles is furnished off the public right-of-way at the ratio of one (1) parking space for each fifteen (15) square feet of roadside stand floor area.
- E. Cemeteries, Public or Private, subject to conditions in Chapter 16.
- F. Home Occupations and Accessory Uses, subject to Chapter 16.

- G. State licensed residential facility providing resident services for persons under twenty-four (24) hour supervision or care, or both. This Section shall not apply to adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.

**SECTION 503. USES PERMITTED AFTER SPECIAL APPROVAL**

The following special approval uses shall be permitted subject to approval by the Township Board after review and approval by the Planning Commission, and further subject to any and all reasonable conditions which may be imposed in accordance with The Michigan Zoning Enabling Act, P.A. 110 of 2006, and Chapter 16 Special Approval Use Permits.

- A. Private parks, mini-golf facilities, driving ranges and similar private recreation uses.
- B. Golf Courses and Country Clubs.
- C. Public Utility Buildings not including storage yards when required to serve the immediate vicinity and such use is not injurious to the surrounding neighborhood.
- D. Group day-care facility subject to the standards of Section 206 of the Michigan Zoning Enabling Act of 2006.
- E. Schools.
- F. Religious Uses.
- G. Publicly owned and operated parks, play fields, museums, libraries and other recreation facilities.
- H. Radio/RV transmitter and allied appurtenances.
- I. Sewage disposal facilities.
- J. Composting and recycling facilities, subject to Section 16.
- K. Kennels.
- L. Mining & Excavation.

**SECTION 504. MINIMUM STANDARDS FOR RESIDENTIAL DWELLINGS**

All single family dwellings shall comply with the following:

- A. All single family dwellings shall have a minimum of seven hundred twenty (720) square feet of floor area on the main floor.
- B. It shall maintain twenty-four (24') feet minimum width across every front, side or rear elevation and complies in all respects with the Township building code, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction and where such standards or regulation for construction are different than those imposed by the township building code, in that event such federal or state standard or regulation shall apply.
- C. It is firmly attached to a permanent foundation constructed on the site in accordance with the township building code and shall have a wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single-family dwellings. Also, in the event that the dwelling is a mobile home, as defined herein, such dwelling shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission.
- D. In the event that a dwelling is a mobile home as defined herein, each mobile home shall be installed with the wheels removed. Additionally, no dwelling will have any exposed towing mechanism, under carriage, or chassis.
- E. The dwelling is connected to the public sewer and water supply or to such private facilities approved by the local health department.
- F. The dwelling contains a storage area in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to ten (10%) percent of the square footage of the dwelling or one hundred (100) square feet, whichever shall be less.
- G. The dwelling contains no additions or rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.

- H. The dwelling complies with all pertinent building and fire codes. In the case of a mobile home, all construction and all plumbing, electrical apparatus and insulation within and connected to said mobile home shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development (being 24 CFR, 3280) and as from time to time such standards may be amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.

**SECTION 505. DIMENSIONAL REQUIREMENTS**

**505.1 MINIMUM LOT SIZE**

- A. Each lot shall contain a minimum of one and one-half (1½) acres for single-family, non-farm dwellings. Each lot shall be a minimum width of one hundred fifty (150') feet of frontage on a public or private road.
- B. Dairy, poultry and animal farms shall contain a minimum of 10.1 acres. Each shall have a minimum width of two hundred fifty (250') feet.

**505.2 MINIMUM YARD REQUIREMENT**

- A. Each lot shall have a minimum front yard of fifty (50') feet from the property line.
- B. Each side yard shall be a minimum of twenty-five (25') feet from the property line. See additional accessory structure requirements in 505.5.
- C. Each lot shall have a minimum rear yard of twenty-five (25') feet from the property line.

**505.3 MAXIMUM BUILDING HEIGHT**

No residential building or residential accessory structure shall exceed thirty-five (35') feet or two and one-half (2½) stories in height. All other buildings and structures shall not exceed their usual customary heights of similar buildings located in the township.

**505.4 MAXIMUM LOT COVERAGE**

No maximum coverage in AG Districts.

**505.5 ACCESSORY STRUCTURES**

Accessory structures are permitted in the AG district, subject to the following:

- A. Setbacks for Accessory Structures are as follows:

## **LAKE TOWNSHIP ZONING ORDINANCE**

1. For all uses other than residential, there shall be side yards of no less than twenty-five (25') feet each. Farm buildings not housing animals or poultry shall also be located at least twenty-five (25') feet from all property lines.
2. Farm buildings or corrals housing animals or poultry shall be located at least fifty (50') feet from all property lines.

### **SECTION 506. PARKING**

Off-Street parking shall be provided in accordance with the regulations in Chapter 14.