

111.600

ARTICULTURAL DISTRICT “A”

111.601

Purpose. The purpose of this District is to protect and stabilize the essential characteristics of agricultural areas with the township, and to insure proper maintenance of conditions for healthful and economically productive agricultural activities by preserving those areas which are predominantly agricultural in nature, and which are most appropriate for present and future agricultural developments. The requirements of this district are designated so as not to impede necessary urban expansion but to prevent unwarranted premature urban development from encroaching upon legitimate agricultural areas, thus disrupting the agricultural resources, environment and economy, including the tax base. It is essential that development in areas which are predominately agricultural be based on sound principles which realize the importance of such activities to the economy and welfare of the township.

111.602

Permitted uses. The following building and structures and use of parcels, lots, building and structures are permitted in this District:

(a) One family dwelling.

(b) A parcel may be used for general and specialized farming and agricultural activities including the raising or growing of crops, livestock, poultry and other farm animals, products, and foodstuffs and any building or structure may be located thereon and used for the day-to-day operation of such activities for the quartering, storage or preservation of said crops, livestock, poultry, animals, products and foodstuffs raised or grown on said lot or in said building or structures, provided that any parcel that is kept as idle cropland shall be treated as to prevent soil erosion by wind or water.

(c) An owner-resident may operate in conjunction with farming, certain commercial and light industrial activities, provided they relate directly to agricultural services, or to the sale of agricultural products produced by the owner-resident, or are listed below: Typical example activities are:

1. Sale of seeds agricultural products, or livestock.
2. Hauling of agricultural products, or livestock.
3. Repair, or service of agricultural equipment.
4. Custom services such as baling or harvesting.
5. Earth-moving such as bulldozing, ditching, crane work, grading, or lime spreading.
6. Building construction.
7. Home occupations as covered in 111.503.

8. Indoor storage of boats, cars, recreational vehicles, snowmobiles and similar items so long as such is incidental to agricultural use or farm operation.(Amended 08/11/87, 05/14/96)

(d) Lots of less than 5 acres must meet the requirements of 111.700 (RESIDENTIAL DISTRICT “R-1”) (Amended: No. 1, 11-8-83)

111.603 Regulations. The following regulations shall apply to all Agricultural “A” Districts:

(a) **Farm area.** Minimum farm parcel shall be 5 acres.

(b) **Residence lot area.** Minimum lot size shall be twenty four thousand square feet (24,000 sq ft) unless said lot (s) are located within a municipal sanitary sewer system district. Lot (s) located within such a district shall be a minimum of twenty thousand square feet (20,000 sq ft). (Amended 11/08/2005)

(c) **Setback and yard requirements for residences.**

1. Front yard. Not less than 35 feet from right-of-way line.
2. Side yards. Width of either yard shall not be less than 25 feet.
3. Rear yard. Not less than 30 feet.

(d) **Height.** NO dwelling shall exceed a height of three stories or 40 feet.

(e) Where an agricultural parcel adjoins a residential district, all farm buildings other than the dwelling shall be located a minimum of 90 feet from the adjoining residential district.

(f) **Floor area.** There shall be a minimum floor area of 900 square feet. (Amended: No. 5-D, 8-11-87; 5-14-96)