

ARTICLE 15.00

AG-SF, Agricultural-Small Farms District

Section 15.01 Statement of Purpose

The Agricultural-Small Farms District is intended to address conditions in those portions of the Township where agriculture is a logical and reasonable use, but where it also reasonable to allow limited non-farm residential development. In contrast with the Rural Estate District, the Agricultural-Small Farms District provides for lower density development (i.e., larger minimum lot size), thereby providing greater opportunity to preserve agricultural uses. The Agricultural-Small Farms District also provides for limited accessory agricultural uses on parcels occupied by non-farm single family dwellings.

The standards in this district are intended to assure that permitted uses peacefully coexist in a low-density setting, while preserving the rural-like features and character of certain portions of the Township. Low-density residential development is further intended to protect the public health in areas where it is not likely that public water and sewer services will be provided.

It is further the intent of this District to permit a limited range of residentially-related uses, and to prohibit multiple family, office, business, commercial, industrial and other uses that would interfere with the quality of residential life in this district.

It is intended that developments in this district be designed to preserve significant natural features and promote public health, safety, and welfare. Preservation of open space, protection of flood prone areas, protection of wetlands, woodlands, and groundwater recharge areas, and preservation of other natural features is encouraged, consistent with state law.

Section 15.02 Permitted Uses and Structures

A. Principal Uses and Structures

In all areas zoned AG-SF, Agricultural-Small Farms District, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

1. One family detached dwellings.
2. Generalized and specialized farming and other activities related to the definition of "farm" in Section 1.03, subject to the provisions in Section 8.02, sub-section L, or the Generally Accepted Agricultural and Management Practices (GAAMPs), whichever is applicable.
3. Raising or growing of plants, trees, shrubs, and nursery stock, including any buildings or structures used for such activities, or for the storage of equipment and materials necessary for such activities.
4. The growing, stripping, and removal of sod, provided that all stripped land shall be reseeded by fall of the year in which it was stripped so as to prevent the erosion of soil by wind or water.
5. Idle cropland that is being maintained so as to prevent the erosion of soil.
6. Manufactured homes, subject to the provisions in Section 2.05.
7. Adult Foster Family Homes, Family Day Care Homes, Child Foster Family Homes, and Child Foster Family Group Homes.
8. Temporary real estate auctions, subject to the provisions in Section 8.02, sub-section LL.
9. Temporary general auctions, subject to the provisions in Section 8.02, sub-section LL.
10. Essential services, subject to the provisions in Section 2.16.
11. Minor agricultural tourism uses, subject to the regulations in Section 8.02, subsection OO.

B. Accessory Uses and Structures

The following uses and structures accessory to principal uses and structures in the AG-SF District shall be permitted, subject to the provisions in Section 2.03:

1. Uses and structures incidental to and customarily associated with one family detached dwelling units.
2. Other accessory uses and structures permitted in Section 11.02, sub-section B.
3. Barns, silos, sheds, equipment storage and other farm buildings, as defined in Section 1.03.
4. One roadside stand for the sale of agricultural products raised on the property, subject to the provisions in Section 8.02, sub-section Z.
5. Private kennels, subject to the provisions in Section 8.02, sub-section P.
6. Private stables and riding arenas, subject to the provisions in Section 8.02, sub-section AA.
7. Roof and building-mounted solar energy systems for individual use, subject to the requirements in Section 8.02, subsection QQ.4.

C. Special Uses

Unless otherwise permitted in this Section, the following uses may be permitted by the Township Board, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission and Township Board; any special conditions imposed by the Planning Commission or Township Board that are necessary to fulfill the purposes of this Ordinance; and, the procedures and requirements set forth in Section 29.03.

1. Special uses permitted in Section 11.02, sub-section C.
2. Golf driving ranges, subject to the provisions in Section 8.02, sub-section N.
3. Public stables and riding arenas, subject to the provisions in Section 8.02, sub-section AA.
4. Commercial kennels, subject to the provisions in Section 8.02, sub-section P.
5. Veterinary clinics, subject to the provisions in Section 8.02, sub-section DD.
6. Radio, television, and telephone transmitting towers, subject to the provisions in Section 8.02, sub-section V.
7. Oil and gas processing facilities, subject to the provisions in Section 8.02, sub-section T.
8. Landscape contractor's operation, subject to the provisions in Section 8.02, sub-section FF.
9. Outdoor events, subject to the provisions in Section 8.02, sub-section GG.
10. Retreat centers, subject to the provisions in Section 8.02, sub-section EE.
11. Nature Centers, demonstration farms, and similar uses, subject to the provisions in Section 8.02, sub-section HH.
12. Small wine makers and hard cider producers, subject to a minimum lot size of four (4) acres and, subject to the regulations in Section 8.02(JJ)
13. Permanent agricultural auctions, subject to the provisions in Section 8.02, sub-section LL.
14. Major agricultural tourism uses, subject to the regulations in Section 8.02, subsection OO.
15. Small distillers, subject to a minimum lot size of four (4) acres and, subject to the regulations in Section 8.02(OO).
16. Community solar facilities and Utility Grade solar facilities, subject to the regulations in Section 8.02, subsection QQ.5.
17. Event Barns, subject to the provisions in Section 8.02, subsection SS.

D. Accessory Special Land Uses

The following uses and structures may be permitted in the AG-SF District provided that such uses and structures shall be accessory to permitted principal uses and structures, and subject to the provisions in Section 2.03, the conditions specified for each use, review and approval by the Planning Commission and Township Board, and the procedures and requirements in Section 29.03:

1. A landing area or airport for personal aircraft use, subject to the provisions in Section 8.02, sub-section B, and the following additional provision:

A minimum parcel size of twenty (20) acres shall be required, unless the applicant demonstrates that a smaller parcel size will be appropriate for the category, class and type of aircraft that will normally use the landing area, and that such use will not create a negative impact or safety concern on adjoining land. The Township Board may consider operational characteristics of the aircraft permitted to use the landing area.

Section 15.03 Development Standards

A. Site Plan Review

Site plan review and approval is required for all uses except principal and accessory uses and structures, in accordance with Section 29.02.

B. Area, Height, Bulk, and Placement Regulations

Buildings and uses in the Agricultural-Small Farms District are subject to the area, height, bulk, and placement requirements in Article 28.00, Schedule of Regulations.

The following chart summarizes the regulations in Article 28.00, but the user is cautioned to refer to Article 28.00 for more detailed information and explanatory notes.

Regulations	
Minimum Lot Area	10 acres
Minimum Lot Width	300 ft.
Maximum Height	2 ½ stories, 35 ft.
Maximum Building Coverage	10%
Minimum Front Setback	50 ft.
Minimum Side Setback	30 ft.
Minimum Rear Setback	35 ft.
Minimum Usable Floor Area	900 sq. ft.

C. Planned Development

Planned Development is permitted as a means to achieve the basic intent of this district, in accordance with Section 29.04.

D. Open Space Preservation Option

The Open Space Preservation Option is permitted in the AG-SF District as a means of permitting residential use and preserving open space and agricultural lands, subject to the provisions in Section 8.03, sub-section C.

Section 15.04 – Penalties and Enforcements

Any violation of this Ordinance, or any part thereof, shall be deemed a municipal civil infraction and is punishable by a fine not to exceed \$100.00. Upon notice of a violation, the appropriate Township employee shall investigate any violation and

then make a determination as to whether the penalty shall be imposed. The imposition of a penalty for a violation shall not excuse the violation or be considered a permit to allow the violation to continue. Each day that a violation exists or continues to exist shall constitute a separate offense. The Township Supervisor or his/her designated agent is hereby authorized to write and serve municipal civil infraction tickets. This municipal civil infraction ticket shall serve as notice of the alleged violation. Proceedings for the municipal civil infraction shall proceed as provided in the Township Municipal Civil Infractions Ordinance.