

ARTICLE 6

AG-1 EXCLUSIVE AGRICULTURE DISTRICT

6.1 STATEMENT OF PURPOSE AND DESCRIPTION OF DISTRICT: This District is responsive to the goals and policies of the Schoolcraft Township Master Plan pertaining to preservation of the agricultural land base of the Township, and is derived from the “Agricultural Preservation” land use classification in the Plan. Unlike the AG-2 General Agriculture District, which may intentionally include large wooded areas and vacant lands, and other non-farmed lands providing rural character, this zoning district is specifically intended to support and protect those lands within the Agricultural Preservation designation on the Master Plan's Future Land Use Plan (Map 8) that are presently committed to agricultural production and/or have the greatest long term potential for active agricultural production. The areas included in this district will therefore generally have one or more of the following characteristics in a pervasive or substantial manner:

- amenable to production agriculture due to relatively large size parcel
- dominant prime farmland soils (or soils otherwise suitable for production
- based on crop selection and history)
- enrolled in the State’s “PA 116” farmland preservation program
- crop irrigation systems
- existing agricultural use
- lack of immediate proximity to either the Village of Vicksburg or the Village of Schoolcraft, or other areas of existing or planned development
- otherwise conducive to highly productive agricultural use
- contiguity with areas possessing one or more of the preceding characteristics

The regulations for this district are specifically designed and intended to substantially prevent the encroachment of non-agricultural uses, and therefore significantly restrict non-farm development, including new single-family dwellings. New housing developments such as subdivisions/plats (including expansion of existing subdivisions/plats) are not allowed in this district.

6.2 PERMITTED USES: The following uses are designated as permitted uses in the AG-1 Exclusive Agriculture District:

1. Agricultural production.

2. Single-family dwelling existing as of April 12, 2011.
3. New single-family dwelling, subject to review and approval by the Zoning Administrator to verify compliance with the following requirements:
 - A. The lot on which the dwelling is proposed to be located is a permissible new building lot complying with the following lot requirements, instead of the requirements for the District specified in Article 20:
 1. The lot shall have a lot area of at least one acre, but not more than three acres.
 2. The lot shall have a lot frontage of at least 200 feet on a public street or on a private easement with a width of at least 33 feet on a public street (which may be shared).
 - B. Only one such new building lot shall be created from a parent parcel/tract" existing as of April 12, 2011.
 - C. The lot on which the dwelling is proposed to be located is capable of being created as a separate lot of record pursuant to the Schoolcraft Township Land Division Ordinance and all other applicable laws and ordinances (and as an automatic condition on Zoning Administrator approval shall be actually created as a separate lot of record prior to issuance of any construction permit for the dwelling).
 - D. A new single-family dwelling on the land proposed as a separate building lot will not likely create any condition detrimental to existing agricultural production uses on any adjoining property, including the larger parent parcel/tract from which the building lot is proposed to be created, regardless of ownership.
 - E. The proposed new single-family dwelling, if constructed and occupied, will not adversely affect the land use policies of the Township relating to agricultural preservation.

*As used above "parent parcel/tract" is intended to mean a parcel or two or more contiguous parcels owned by the same person or entity, or by two or more different entities where the same person or entity holds a majority or otherwise controlling interest in the property.

 4. Home-Based Business.
 5. Child (family) day care home, in a lawful single-family dwelling.
 6. Foster Care (Small Group) Home, in a lawful single-family dwelling.

7. Essential services.
8. Accessory uses, buildings and structures incidental to any use allowed in this district, in accordance with Article 22 of this Ordinance.
9. Signs, in accordance with Article 25 of this Ordinance.
10. On-Farm Biofuel Production Facility (Type I).
11. Roadside Stand.
12. Farm Market.
13. Horse boarding or riding stable

6.3 SPECIAL LAND USES: The following uses are designated as special land uses in the AG-1 Exclusive Agriculture District, subject to special land use approval and site plan approval in accordance with this Ordinance (see Section 23.7 for specific special land use approval standards):

1. New single-family dwelling on non-productive land.
2. Child (group) day care home, in a lawful single-family dwelling.
3. Bed & Breakfast facility, in a lawful single-family dwelling.
4. Private airstrip.
5. Public utility service facilities.
6. Wireless Communications Support Structure.
7. Kennel.
8. Foster Care (Large Group) Home, in a lawful single-family dwelling.
9. On-Farm Biofuel Production Facility (Type II or Type III).

6.4 DENSITY, AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS: In accordance with Article 20 of this Ordinance, except as otherwise specified herein.

6.5 OFF-STREET PARKING REQUIREMENTS: In accordance with Article 26 of this Ordinance.

6.6 SITE-PLAN REVIEW: In accordance with Article 24 of this Ordinance.