

## ARTICLE 7

### AG-2 GENERAL AGRICULTURE DISTRICT

7.1 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. This District will therefore include some 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 that have some potential for active agricultural production. However, unlike the AG-1 Exclusive Agriculture District, this District may also intentionally include large wooded areas, vacant lands, non-farmed lands providing rural character, and lands presently committed to agricultural production but having some proximity to either the Village of Vicksburg or the Village of Schoolcraft, or other developed areas. It may also include areas presently involved with agricultural production, but isolated from other similar areas where agricultural production is dominant, and thus potentially less amenable to long-term preservation for agricultural uses. Notwithstanding the somewhat greater variety of land areas intended to be included in this District, as compared to the AG-1 District, the main focus of this District remains the preservation and encouragement of agricultural production, and other related rural-type activities generally associated with large parcels, as the principal land uses within the foreseeable future. The regulations for this District are therefore specifically designed and intended to substantially prevent the encroachment of housing developments and restrict other 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.

7.2 PERMITTED USES: The following uses are designated as permitted uses in the AG-2 General 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. Signs, in accordance with Article 25 of this Ordinance.
- 9. Accessory Uses, Buildings and Structures incidental to any use allowed in this district, in accordance with Article 22 of this Ordinance; provided, however, that the raising or keeping of livestock for other than Agricultural Production, as defined in this Ordinance, is only allowed as an accessory use to an existing dwelling on the premises, and subject to all applicable provisions of this Ordinance, including the following density, setback, and other requirements:
  - A. The minimum lot area for the keeping of such livestock is five acres.

- B. No more than six animal units shall be allowed on the initial five acres.
- C. At least one additional acre shall be required for each additional animal unit up to a total of 40 animal units. There is no restriction on the number of animal units allowed on parcels larger than 40 acres.
- D. Barns or shelters for livestock shall be located at least 150 feet from all existing residences on adjacent properties.
- E. Pens for holding livestock, and paddocks and riding rings, shall be located at least 100 feet from all existing residences on adjacent properties.
- F. Pastures used for grazing livestock shall be located at least 25 feet from all existing residences on adjacent properties.
- G. Animal waste storage areas shall be located at least 150 feet from all existing residences on adjacent properties, and at least 75 feet from all adjoining property lines.

10. On-Farm Biofuel Production Facility (Type I).

11. Roadside Stand.

12. Farm Market.

13. Horse boarding or riding stable

7.3 SPECIAL LAND USES: The following uses are designated as special land uses in the AG-2 General 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.
- 2. New single-family dwelling on non-productive land.
- 3. Institutional or Public Use.
- 4. Child (Group) Day Care Home, in a lawful single-family dwelling.
- 5. Bed & Breakfast Facility, in a lawful single-family dwelling.
- 6. Kennel.
- 7. Golf Course.
- 8. Private Airstrip.

9. Earth Removal.

10. Public Utility Service Facilities.

11. Wireless Communications Support Structure.

12. Foster Care (Large Group) Home, in a lawful single-family dwelling.

13. On-Farm Biofuel Production Facility (Type II or Type III).

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

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

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