

ARTICLE 10 AG AGRICULTURAL DISTRICT

SECTION 1000 STATEMENT OF PURPOSE

This district classification is designed to preserve and encourage farming, animal husbandry, dairying, horticulture, forestry and other rural-type activities. Vacant areas, fallow land and wooded areas may also be included. This district classification also provides for non-farm single family dwellings on larger parcels.

SECTION 1001 USES PERMITTED BY RIGHT

The following structures and/or uses shall be permitted by right:

1. **General and specialized farming operations including nurseries, greenhouses, beekeeping, or animal husbandry (when animal numbers are defined as small CAFOs*) and similar agricultural enterprises together with buildings and other installations necessary to such uses.**
2. Livestock facilities designated as “Medium” CAFOs* provided that they are located a minimum of ½ mile from any residential or business district.
3. Livestock facilities designated as “Large” CAFOs * provided that they are located a minimum of ¾ of a mile from any residential or business district.
4. Livestock slaughtering facilities serving only the farm residents and/or employees.

***EPA Definitions of Large CAFOs, Medium CAFO, and Small CAFOs (Concentrated Animal Feeding Operations):**

Animal Sector	Size Thresholds (number of animals)		
	Large CAFOs	Medium CAFOs	Small CAFOs
cattle or cow/calf pairs	1,000 or more	300 - 999	less than 300
mature dairy cattle	700 or more	200 - 699	less than 200
veal calves	1,000 or more	300 - 999	less than 300
swine (weighing over 55 pounds)	2,500 or more	750 - 2,499	less than 750
swine (weighing less than 55 pounds)	10,000 or more	3,000 - 9,999	less than 3,000
horses	500 or more	150 - 499	less than 150
sheep or lambs	10,000 or more	3,000 - 9,999	less than 3,000
turkeys	55,000 or more	16,500 - 54,999	less than 16,500
laying hens or broilers (liquid manure handling systems)	30,000 or more	9,000 - 29,999	less than 9,000
chickens other than laying hens (other than a liquid manure handling system)	125,000 or more	37,500 - 124,999	less than 37,500
laying hens (other than a liquid manure handling system)	82,000 or more	25,000 - 81,999	less than 25,000
ducks (other than a liquid manure handling system)	30,000 or more	10,000 - 29,999	less than 10,000
ducks (liquid manure handling systems)	5,000 or more	1,500 - 4,999	less than 1,500

5. One family detached dwelling units together with accessory buildings consistent with R-1 "Uses Permitted By Right" provided that the lot size is at least one acre.
6. A second single family dwelling on one agricultural parcel intended to provide housing for a family member or employee provided that it would meet all setback and lot size regulations should it ever be split from the parent parcel.
7. Any home occupation wherein the occupant of a single family residence offers instruction in a craft or fine art.
8. Growing and harvesting forest products.
9. Kennels breeding, boarding and/or selling dogs.
10. Private clubs, fraternities or lodges unless the principal activity is customarily carried on as a business.
11. Private wind energy systems serving only the owner and considered an accessory building provided that the following are true:
 - a. Turbine tip height is less than one hundred and fifty (150) feet. Anemometer towers are less than two hundred (200) feet in height.
 - b. Parcel size is at least one acre.
 - c. The turbine meets a minimum setback equal to two times its hub height from any residence or property line.
12. Retail sales of any product produced on the premises; however a permanent structure whose primary use is the retail sale of a product is not allowed.
13. Public and private stables and/or riding academies.
14. Utility installations such as electric substations, gas regulator stations, water or sewage pumping stations (including storage yards) when required in order to serve the area.
15. Accessory buildings or uses provided that all accessory farm buildings for uses other than customary dwelling purposes shall be located not less than seventy-five (75) feet from any dwelling, not less than twenty-five (25) feet from any lot line, and not less than one hundred fifty (150) feet from the front lot line.

SECTION 1002 USES PERMITTED BY SPECIAL APPROVAL

The following structures and/or uses shall be permitted, but only by special approval granted by the Planning Commission:

1. Any livestock facilities located closer to residential or business districts than allowed "By Right" or any farming operations not indicated as "by right".
2. Private airports not offering any regular commercial services.
3. Bed & Breakfast Operations in a private residence.
4. Commercial biomass digesters provided that:
 - a. All traffic ingress and egress is from a county primary road or state highway.

- b. The facilities are at least one half (½) mile from any platted residential subdivision and at least twelve hundred (1200) feet from any residence.
 - c. The parcel is at least ten (10) acres and no more than forty (40) acres with no more-than 75% ever covered by buildings or permanent facilities.
 - d. The facility will not allow any hazardous or toxic wastes as defined by the Michigan Department of Natural Resources.
 - e. Routes for truck movement to and from the site are approved by the Huron County Road Commission.
 - f. Outdoor storage must be screened from adjacent property and roads.
5. Cemeteries, public, or private, subject to the following:
- a. The lot shall be at least ten (10) acres and shall be so designed as to provide motor vehicle ingress and egress directly onto or from a major thoroughfare.
 - b. No building shall be closer than fifty (50) feet to any property or street line.
 - c. A maximum of one (1) sign is permitted at the point of entrance which shall bear only the name of the cemetery and shall have a maximum area of thirty- two (32) square feet.
6. Churches, Mosques, Synagogues, or Temples together with accessory housing for religious personnel, subject to the following:
- a. The lot shall be at least two (2) acres in size.
 - b. The lot shall be so located as to have at least one (1) property line on a major thoroughfare, or collector street. All motor vehicle ingress and egress to the lot shall be directly onto said thoroughfare or service drive.
 - c. No building shall be closer than forty (40) feet to any property or street line.
 - d. No more than thirty-five (35%) percent of the lot area shall be covered by buildings.
 - e. The number of parking spaces conforms to the number required in Article 19.
7. Commercial composting and recycling facilities provided that:
- a. All traffic ingress and egress is from a county primary road or state highway.
 - b. The facilities are at least one half (½) mile from any platted residential subdivision and at least twelve hundred (1200) feet from any residence.
 - c. The parcel is at least ten (10) acres and no more than forty (40) acres with no more than 75% ever used for active composting at one time.
 - d. The facility will not allow any hazardous or toxic wastes as defined by the Department of Natural Resources.
 - e. Routes for truck movement to and from the site are approved by the Huron County Road Commission.
 - f. Outdoor storage of refuse must be screened from adjacent property.
 - g. All composting/recycling operations must conform to the Department of Natural Resources guidelines.
8. Commercial slaughtering facilities in a completely enclosed building compliant with all State of Michigan regulations.
9. Commercial Solar Energy Facilities provided that:
- a. The facilities are at least one half (½) mile from any platted residential subdivision and at least twelve hundred (1200) feet from any residence.
 - b. The parcel is at least one (1) acre and no more than ten (10) acres.
 - c. That the facilities are fenced in order to protect the public from any hazard. Commercial Solar Energy Facilities must also comply with any applicable federal and state regulations.
10. Commercial wind energy facilities in compliance with **Article 17 Wind Energy** regulations.

11. Communications towers provided that:
 - a. The minimum setback is one and one half (1½) the tower height in all directions.
 - b. Any guy wires are shielded and clearly visible for a minimum of ten (10) feet from the ground anchors.
12. Grain or seed elevators providing storage or sales of agricultural products provided that:
 - a. All traffic ingress and egress is from a county primary road or state highway.
 - b. The facilities are at least one half (½) mile from any platted residential subdivision and at least twelve hundred (1200) feet from any residence.
13. Home occupations other than those permitted “by right”.
14. Housing for the elderly when provided as a planned development having:
 - a. Cottage type and /or apartment type dwelling units.
 - b. Common services containing, but not limited to, central dining rooms, recreational rooms and central lounges.
15. Hunting preserves.
16. Incinerators or sanitary landfills subject to the following:
 - a. All uses shall be established and maintained in accordance with applicable statutes of the State of Michigan. If any of the requirements of this subsection are less than those in applicable state statutes, the state requirements shall prevail.
 - b. The site shall be enclosed by a fence six (6) feet or more in height for the entire periphery of the property. Fences shall be adequate to prevent trespass and contain debris.
 - c. All areas shall be rehabilitated progressively as they are worked out or abandoned so that they shall be in a condition of being entirely lacking in hazards, inconspicuous and blended with the general surrounding ground form.
 - d. The Huron County Road Commission shall establish routes for truck movement in and out of the site in order to minimize the wear on public streets, to minimize traffic hazards, and to prevent encroachment of traffic, or the by-products of traffic (such as dust and noise) upon adjacent properties.
 - e. All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to any single property, an individual, or to the community in general.
17. Junk yards subject to the following:
 - a. All uses shall be established and maintained in accordance with applicable statutes of the State of Michigan. If any of the requirements of this subsection are less than those in applicable state statutes, the state requirements shall prevail.
 - b. The site shall be a minimum of five (5) acres in area and a maximum of ten (10) acres.
 - c. A solid fence or wall at least eight (8) feet in height shall be provided around the entire periphery of the site to screen said site from surrounding property. Such fence or wall shall be of sound construction, painted, and otherwise finished neatly and inconspicuously.
 - d. All activities shall be confined within the fenced-in area. There shall be no stacking of material above the height of the fence or wall, except that movable equipment used on the site may exceed the wall or fence height. No equipment or material shall be used or stored outside the fenced-in area.
 - e. The fenced-in area shall be set back at least fifty (50) feet from any front street or property line. Such front yard setback shall be planted with trees, grass and shrubs to minimize the appearance of the installation.
 - f. No open burning shall be permitted and all industrial processes involving the use of equipment for cutting, compressing, or packaging shall be conducted within a completely enclosed building.
18. Kennels for raising fur bearing animals.

19. Livestock auctions or stockyards
 - a. All traffic ingress and egress is from a county primary road or state highway.
 - b. The facilities are at least one half (½) mile from any platted residential subdivision and at least twelve hundred (1200) feet from any residence.
20. Multiple dwelling units excluding hotels and motels.
21. Permanent saw mills provided that they are located at least twelve hundred (1200) feet from residential lots or structures and one hundred and fifty (150) feet from any public road.
22. Private parks or gun clubs when located on five (5) or more acres.
23. Sewage treatment facilities provided that:
 - a. Facilities are established and maintained in accordance with all applicable State of Michigan statutes.
 - b. The facilities are enclosed by a wire link fence not less than six (6) feet high.
24. Veterinary clinics within an enclosed building located at least two hundred (200) feet from any residential lot.
25. Facilities or businesses featuring the sale and outdoor display of farm machinery, fertilizers and other farm supplies including repair shops provided that:
 - a. All traffic ingress and egress is from a county primary road or state highway.
 - b. The facilities are at least one half (½) mile from any platted residential subdivision and at least twelve hundred (1200) feet from any residence.
26. Golf courses, not including miniature golf courses or par-3 courses, which may or may not be operated for profit, subject to the following:
 - a. The site shall be at least fifty (50) acres in area.
 - b. Motor vehicle ingress and egress shall be onto a major thoroughfare.
 - c. The site plan shall be laid out to achieve a relationship between the major thoroughfare and any proposed service roads, entrances, driveways, and parking areas which will encourage pedestrian and vehicular traffic safety. No structure shall be closer than fifty (50) feet to any property or street line.
 - d. Development features including structures shall be so located and related as to minimize the possibility of any adverse effects upon adjacent lots. This shall mean that all principal or accessory buildings shall be not less than one hundred (100) feet from any property line abutting a residential lot. Where topographic conditions are such that buildings would be screened from view, the Planning Commission may modify this requirement. The lighting of a golf course so as to permit use after daylight is expressly prohibited.
27. Mining operations involving earth removal, quarrying, gravel processing, or related mineral extraction.
28. Any other structure or use that the Planning Commission agrees is similar or compatible with the stated purpose of the Agricultural District.