

CHAPTER 5

AG AGRICULTURAL DISTRICT

SECTION 5.01 DESCRIPTION AND PURPOSE. This Zoning District is intended primarily for large tracts of land used for farming, animal husbandry, dairying, horticultural, or other agricultural activities.

SECTION 5.02 PERMITTED USES. No building or part of a building in this District shall hereafter be used, erected, altered or converted or land used in whole or in part except for:

- (a) General and specialized farming of agricultural products and agricultural activities, including the raising or growing of crops, livestock, poultry, bees and other farm animals, products and foodstuffs. In accordance with the standards of Section 5.05, any building or structure may be located thereon and used for the day to-day operation of the farm activities including:
 - (1) The storage or preservation of crops or animals and farm products.
 - (2) The collection and distribution of crops, animals and products.
 - (3) The processing of farm products into a value-added farm product and its storage and distribution provided not less than 50 percent of any value added product, must be produced by the farm operator.
 - (4) Farm markets/roadside stands provided that not less than 50 percent of any stored, processed, marketed or merchandised farm product must be produced by the farm operator. In this district, farm markets must be located on land under the same ownership or control (e.g. leased) as the farm operator, but the roadside stand, or market does not have to be located on the same property where their production occurs.
 - (5) Temporary housing for migratory workers provided such housing and it's sanitary facilities are in conformance with all requirements of the Allegan County Health Department and/or any other federal, state, and/or local regulating agency having jurisdiction.
- (c) Riding stables where horses are boarded and/or rented.
- (d) Portable/temporary sawmill operations when located and operated to process timber harvested on property under the same ownership and control as the property owner and not less than 50 percent of any timber processed is produced by the property owner.
- (e) Single family dwellings on parcels of land of five acres or more.
- (f) Publicly owned athletic grounds and parks.
- (g) Kennels and animal runs (private, non-commercial) as defined in Section 3.02 and subject to the provisions of Section 16.23.
- (h) Wind Energy Systems not exceeding 65 feet in height subject to the provisions of Chapter 26.
- (i) Signs as regulated in Chapter 24.

SECTION 5.03 AUTHORIZED SPECIAL LAND USES. The uses of land and structures listed in this Section may be permitted as special land uses within the AG district. Such uses are subject to the standards included in this Chapter, to the procedures and general standards of Chapter 17 and to any specific standards applicable to the use contained in Chapter 16.

- (a) Home occupations subject to the provisions of Section 16.26.
- (b) Family Business as defined in Section 3.02 and regulated in Section 16.27.
- (c) Earth removal, sand and gravel mining and related processing operations subject to the provisions of Chapter 27.
- (c) Commercial kennels, animal runs and dog training facilities as defined in Section 3.02 and subject to the provisions of Section 16.23.
- (e) Sawmills (fixed operations).
- (f) Farm equipment and farm supply dealers.
- (g) Grain elevators, processing and packaging of Agricultural products subject to the provisions also pertaining to grain elevators and farm service facilities contained in Section 16.31.
- (h) Golf Courses, archery and fire arm shooting ranges, motorized sports and outdoor recreational facilities subject to the provisions of Section 16.30.
- (i) Agricultural tourism activities, events or attractions as listed below and subject to the provisions of Section 16.30. Some “value added” activities and services carried out in conjunction or association with farm operations are intended to enhance the marketing of agricultural products, to attract tourists and/or provide entertainment or recreation. The following are examples of activities, individually or collectively, that may be permitted in the AG District as uses accessory to otherwise permitted farm and farm market operations:
 - (1) Bakeries
 - (2) Cider mill (hard and non-alcoholic)
 - (3) Cooking demonstrations and food retreats
 - (4) Corn mazes, bonfires, hay rides, haunted barns/trails, trail runs and similar offerings.
 - (5) Farm tours, farm education programs.
 - (6) Mud runs, motorized and non-motorized bike events.
 - (7) On-farm events (wedding/celebrations) facilities.
 - (8) On-farm distilleries.
 - (9) Petting farms.
 - (8) Wine tasting.
- (j) Churches and other places of religious assembly.

- (k) Cellular and other communications towers subject to the provisions of Section 16.25 and Chapter 17.
- (l) Wind Energy Systems exceeding 65 feet in height subject to the provisions of Chapter 26.

SECTION 5.04 HEIGHT REGULATIONS. No residential building or structure shall exceed thirty five (35) feet in height. Unless otherwise provided, all other buildings and structures shall not exceed their usual and customary heights.

SECTION 5.05 AREA AND DEVELOPMENT REGULATIONS. No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area, and building coverage requirements:

- (a) Front Yard - There shall be a front yard of not less than forty (40) feet.
- (b) Side Yard - For residential buildings and structures, there shall be total side yards of not less than fifty (50) feet; provided, however, that no side yard shall be less than twenty (20) feet. For all other buildings, there shall be two (2) side yards of not less than fifty (50) feet each.
- (c) Rear Yard - There shall be a rear yard of not less than fifty (50) feet.
- (d) Lot Area - The minimum lot area and width for all uses in this district, unless specified elsewhere, shall be five (5) acres and two hundred (200) feet, respectively.
- (e) Parking – Ref. Chapter 23. *Note:* For seasonal uses such as road side stands and u-pick operations and other farm uses permitted by right (Permitted Uses) in this district, parking facilities may be located on a grass or gravel area. All parking areas shall be defined by gravel, cut lawn or other visible marking and may not be located within the street right of way.
- (f) Accessory buildings - Ref. Section 16.09

SECTION 5.06 MINIMUM FLOOR AREA. Each dwelling unit, unless specified elsewhere, shall have a minimum of nine hundred (900) square feet of usable floor area.