

ARTICLE VIII

AGRICULTURAL DISTRICT: AG

SECTION 8.00 INTENT

The intent of this district is to set aside land suitable for agricultural development and agricultural related uses in order that land containing agricultural value should be preserved because it is a vital resource; indiscriminate urbanizing of agricultural lands adversely affects the remaining owners of land pursuing agricultural endeavors by creating urban land values; and agricultural zoning permits the timing of land allotments to urban purposes in keeping with a theory of maximizing supporting public utilities so as to achieve the greatest amount of service for each dollar of capital expenditure.

SECTION 8.01 PERMITTED PRINCIPAL USES

The following uses are permitted in agricultural districts. Any use not expressly permitted is prohibited:

1. General and specialized farming and agricultural activities except feedlots and commercial raising of poultry, rabbits and fur-bearing animals, but including the raising or growing and storage or preservation of crops, sod, livestock and other farm animals and plants, trees, shrubs and nursery stock.
2. The sale of agricultural products raised or grown on the farm premises including roadside stand for said sales.
3. Single family detached dwellings.
4. Home occupation, only in accordance with the regulations in Section 4.20.
5. Accessory uses and buildings customarily incidental to the above permitted principal uses.

SECTION 8.02 PERMITTED USES AFTER SPECIAL APPROVAL

The following uses shall be permitted subject to the conditions hereinafter imposed and subject further to the review and approval of the Planning Commission:

1. The commercial breeding and/or raising of poultry for food or eggs shall be located on a continuous parcel of land twenty (20) acres or more in area.
2. Feedlot subject to the following conditions:
 - A. Minimum site size shall be twenty (20) acres or more in area.

- B. The feedlot and livestock waste disposal facilities shall be set back a minimum of one thousand (1,000) feet from the high water mark of lakes, rivers, and tributaries, creeks and drainage ditches.

Development features including principal and accessory buildings and the dwelling unit shall be so located and related as to minimize the possibilities of any adverse effects upon adjacent property. This shall mean that all principal or accessory buildings, the feedlot itself and livestock waste disposal facilities shall not be less than four hundred (400) feet from any property lines.

- 3. The raising of fur bearing animals subject to the following conditions:
 - A. The commercial raising of fur bearing animals including minks, chinchillas, rabbits, fox, guinea pigs and similar animals shall be located on a continuous parcel of land twenty (20) acres or more in area.
 - B. All outdoor runs or breeding areas shall be enclosed on all sides by an obscuring wall or fence not less than four (4) feet in height.
 - C. All such runs or breeding areas and shelter areas shall be set back from the front property line a minimum of one hundred (100) feet.
- 4. Kennels subject to the following conditions:
 - A. The commercial raising of dogs and other animals such as cats, mice, rats and similar animals shall be located on a parcel of land not less than ten (10) acres in area.
 - B. All outdoor runs and breeding areas shall be enclosed on all sides by an obscuring wall or fence that shall be set back from the front property line not less than one hundred (100) feet.
- 5. Golf courses which may or may not be operated for profit subject to the following conditions:
 - A. The site shall be so planned as to provide all ingress and egress directly onto a county Primary Road.
 - B. Development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse effects upon adjacent property. This shall be not less than two hundred (200) feet from any property line of abutting residentially zoned lands.
- 6. Conservation and or recreation areas including forest preserves, game refuges, nature reservations, hunt clubs.

7. Group or organized camps, camping grounds and general or specialized resorts including travel trailer parks on sites of twenty (20) acres minimum in area.
8. Cemeteries, provided that the principal access shall be directly to a County Primary road. Minimum site size shall be ten (10) acres and the perimeter of the site shall be fenced as designated in Section 4.11.
9. Public, parochial or other private elementary, intermediate, and/or high schools offering education with a minimum site size of ten (10) acres.
10. Riding Academies and stables subject to the following conditions:
 - A. The minimum site size shall be ten (10) acres.
 - B. Development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse effects upon adjacent property. This shall mean that all principal or accessory buildings shall be not less than two hundred (200) feet from any property line of abutting residentially zoned lands.
11. Churches, subject to the requirements set forth in Section 4.17.
12. Animal hospitals and non-profit humane societies subject to the following conditions:
 - A. Minimum site size of five (5) acres.
 - B. All outdoor runs.
 - C. All such runs shall be set back from the front property line a minimum of one hundred (100) feet.
 - D. Development features including principal and accessory buildings and structures shall be so located and related as to minimize the possibility of any adverse effects upon adjacent property. This shall mean that all principal or accessory buildings shall be not less than one hundred (100) feet from any property line of abutting residentially or commercially zoned lands.
13. Airports, airfields, runways, hangars, beacons, and other facilities involved with aircraft operations, subject to all rules and regulations of the Federal Aeronautics Administration, which agency shall approve the preliminary plans submitted to Lenawee County. Land beneath all aircraft approach lanes, as established by appropriate aeronautical authorities, which is not part to the airport, shall be so developed so as not to endanger safe flight conditions to and from an established airport. Permitted height of buildings, structures, telephone and electric lines and appurtenances thereto shall be established by the Lenawee

County Planning Commission after consultation with the appropriate aeronautical agencies.

14. Sanitary Landfills subject to the following conditions:

- A. Minimum site size shall be seventy-five (75) acres minimum.
- B. Principal ingress and egress onto the site shall be directly onto a County Primary Road.
- C. Development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse effects upon adjacent property. This shall mean that all principal and or accessory buildings shall be not less than four hundred (400) feet from any property line of abutting residentially zoned lands and that the portion of the site which abuts a property line of residentially zoned lands shall be totally obscured by a six (6) foot wall, screen and/or barrier of suitable material.
- D. Temporary buildings for use incidental to construction work for a period not to exceed one (1) year, but such buildings shall not be used as a dwelling.

SECTION 8.03 AREA, HEIGHT, BULK, AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements unless otherwise specified shall be as provided in Article XX.

SECTION 8.04 SITE PLAN

For all uses permitted in agricultural districts, a site plan shall be submitted to the Planning Commission, or its designated appointee, for review and approval in accordance with Section 4.16.