

**ARTICLE 6**

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**AG AGRICULTURAL AND RURAL ESTATE DISTRICT**

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**Sec. 6.01 DESCRIPTION AND PURPOSE**

This District is intended to preserve and provide for large tracts of land used for farming, dairying and forestry and other rural activities. Large vacant areas, fallow land and wooded areas may be included. The specific intent is to encourage proper use of lands through preventing the intrusion of residential activities which may create incompatibility and conflict.

**Sec. 6.02 PERMITTED USES**

- a) Any lawful pursuit in agriculture including, but not by way of limitation, the production of fruits, vegetables, grains, grasses, and other crops from the soil; the growth, harvesting, and replanting of wood lots; experiments in soil and crop improvement; the production and raising of horses, goats, cattle, sheep, and swine, and fattening the same for market; riding stables where horses are boarded and/or rented; the production of domestic rabbits; the production of poultry and eggs; and all useful husbandry of the soil and things of the soil and of domestic animal life; and the gainful pursuit of all kinds of agriculture, horticulture, viticulture, floriculture, apiculture, farming, dairying, pasturage, animal and poultry husbandry, greenhouses, nurseries, orchards, vineyards, apiaries, chicken hatcheries, blueberry and poultry farms.
- b) Single-Family and Farm dwellings. There shall be at least nine hundred sixty (960) feet of actual living quarters for each family living in any permanent dwelling, excluding basement, attached garages, attached porches, and accessory buildings; if an office or home occupation is carried on, the area of living quarters for each family shall remain a minimum of nine hundred sixty (960) square feet. There shall be separate sleeping, kitchen, and bathroom facilities for each family living in any farm dwelling.
- c) Temporary dwelling structures, but subject to the same limitations as are set forth in Section 4.12 of this Ordinance.

- d) The storage and packaging of farm products and the sale thereof. If roadside stands are used, they shall be set back not less than 10 feet from the highway right of way, and there shall be parking space outside the highway right of way for at least four (4) automobiles, with an entrance and an exit separate from each other. This is a permitted use that requires Site Plan Approval by the Planning Commission.
- e) Churches, subject to the conditions listed under Section 18.09(i).

**Sec. 6.03 USES ALLOWED BY SPECIAL USE PERMIT**

The following uses are permitted in this District subject to obtaining a special use permit as provided for in Article 18.

- a) Intensive livestock operations and facilities for the husbandry, raising, and keeping of cattle, sheep, pigs, hogs, chickens, turkeys, and other animals or fowls for fattening and/or egg production in feed lots, “cage” operations, or similar high-density operations, as defined in P.A. 240 of 1987 (Michigan Right To Farm Act), other than for the noncommercial consumption of the occupant(s) or owner(s) of the land so used (see Article 18).
- b) Removal and processing of topsoil, stone, rock, sand, gravel, lime, or other soil or mineral resources (see Section 4.16).
- c) Facilities used for the centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets.
- d) Airports.
- e) Veterinarians offices, commercial kennels and animal clinics.
- f) Travel trailers, subject to Section 4.13.
- g) Accessory uses and structures, see Section 4.11.
- h) Essential public utility service buildings, or gas or electric regulator stations or buildings, subject to the requirements of Section 4.14.

- i) Campgrounds and cemeteries.
- j) Planned Residential Development subject to conditions set forth in Article 16.
- k) Golf courses, country clubs, golf driving ranges.
- l) Public or privately owned athletic grounds and parks.
- m) Guest House.
- n) Commercial television, radio, and micro-wave transmission, receiving, and relay towers for lease, use of customers, or other commercial purposes when authorized by the Planning Commission, subject to Article 18, Section 18.09 (aa).
- o) Housing for migrant labor and seasonal agricultural employees, with adequate water supply and sewage disposal facilities as may be approved by the Allegan County Health Department. Such housing shall not be used for habitation between November 15 of any year and April 1 of the following year.
- p) Planned Unit Development (Article 17).
- q) Home Occupations
- r) Wind energy conversion systems

**Sec. 6.04 HEIGHT REGULATIONS**

No residential building or structure shall exceed thirty-five (35) feet in height. All other buildings and structures shall not exceed their usual and customary heights.

**Sec. 6.05 AREA 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 fifty (50) feet.
- b) Side Yard. There shall be total side yards of not less than twenty (20) feet; provided, however, that no side yard shall be less than seven (7) feet.

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- c) Rear Yard. There shall be a rear yard of not less than ten (10) feet; provided, however, that in the case of lake or river front lots, the rear yard shall be not less than fifty (50) feet.
  
- d) Lot Area. The minimum lot area and width for residential uses shall be two and one-half (2-1/2) acres and three hundred thirty (330) feet, respectively; provided, however, that any lot which is platted or otherwise of record as of July 15, 1975, may be used for one (1) single family dwelling provided that lots not served with public sewer shall have a minimum lot area and width of fifteen thousand (15,000) square feet and one hundred (100) feet respectively.

**Sec. 6.06 MINIMUM FLOOR AREA**

Each dwelling unit shall have the following minimum floor area:

- a) Two bedroom dwelling, 960 square feet.
  
- b) Three or more bedroom dwelling, 1,100 square feet plus 150 square feet for each bedroom over three.