

**ARTICLE 5  
RESIDENTIAL AGRICULTURAL DISTRICT (RA)**

**SECTION 5.00 PURPOSE**

This district is composed of those areas of the Township whose principal use is and ought to be farming. The regulations of this district are designed to conserve, stabilize, enhance and develop farming and related resources utilization activities, to minimize conflicting uses of parcels, lots, buildings and structures detrimental to or incompatible with these activities. The district, in preserving areas for agricultural uses, is also designed to protect land needed for agricultural pursuits from encroachment by untimely and unplanned residential, commercial, and industrial developments.

**SECTION 5.01 PRINCIPAL USES PERMITTED**

No building or structure or part thereof shall be erected, altered, or used and land shall be used except for one or more of the following:

1. Farms, including the raising or growing of forages and sod crops; grains and feed crops; dairy and dairy products; livestock, including breeding and grazing; fruits; plants, trees, shrubs and nursery stock; vegetable; and similar bona fide enterprises or use of land and structure.
2. Truck gardening, involving the growing of fruits and vegetables that are intended to be distributed and sold to consumers as fresh produce.
3. Greenhouses.
4. Tree and shrub nurseries.
5. Private and public riding stables.
6. Agribusiness uses for the sale of fruit, vegetable, eggs, etc., as, but not limited to, farmers markets, or fruit and vegetable stands, or roadside stands provided all goods are produced on site. One temporary building for the sale of produce raised on site is permitted.
7. Facilities used for the centralized bulk collection, storage, and distribution of agricultural products to wholesale and retail markets.
8. Facilities for the storage and sale of seed, fertilizer, and other products essential to agricultural production.
9. Facilities used in the research and testing of agricultural products and techniques.
10. Family Day-Care Home

11. Adult Foster Care Family Home
12. Single-family residential dwelling.
13. Home occupations.
14. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, (but not including service or storage yards) when operating requirements necessitate the location of such facilities within the district.
15. Publicly owned and operated municipal buildings, libraries, parks, parkways, and recreational facilities.
16. Public, parochial, and private elementary, intermediate and/or high schools, and institutions of higher learning, offering courses in general education.
17. Churches.
18. Any other use that is determined by the Planning Commission to be of the general character as, and compatible with, the above permitted uses.
19. Accessory buildings and uses customarily incidental to any of the above permitted uses.
20. Cemeteries.

## **SECTION 5.02 USES PERMITTED SUBJECT TO SPECIAL CONDITIONS**

The following Special Condition Uses shall be permitted subject to review and approval by the Township Board, and further subject to any and all reasonable conditions which maybe imposed in accordance with Section 125.286d of the Township Zoning Act, Act 184 of 1943 as amended. Discretionary approval shall be subject to the requirements and standards of Section 18.00, Review and Approval of Special Condition Uses, of the Zoning Ordinance.

1. Agricultural labor camps.
2. Auction sales establishments.
3. Bed and breakfast operations.
4. Combat game areas.
5. Retail establishments designed to cater to the touring public and including such uses as cider mills, antique dealers, woodworking and quilt shops, and collectibles and craft stores.

6. Campgrounds.
7. Small aircraft airports and landing fields.
8. Golf driving ranges and golf courses.
9. Adult foster care large and small group homes
10. Group Day Care Homes
11. Home Based Businesses
12. Two-family dwellings.
13. Private parks, country clubs, ski resorts, and similar private recreation facilities provided that such uses are on a continuous parcel of not less than five acres.
14. Gun clubs, archery ranges.
15. Feed lots and raising of fur bearing animals including mink, rabbit, cat and canine establishments.
16. Communication Towers.
17. Veterinary clinics (animal hospitals) and kennels.
18. Sale and service uses of machinery used in agricultural production.
19. Riding Academies and Stables, Commercial.

### **SECTION 5.03 AREA AND BULK REQUIREMENTS**

See Article 14, "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

### **SECTION 5.04 SITE PLAN APPROVAL**

A site plan shall be submitted for review and approval by the Planning Commission for any new use, addition to an existing use, structural alteration or substantial change in use. Site plan approval is required for all permitted uses and special land uses in this district. Individual single family homes and two-family dwellings are exempt from this requirement. See Section 16.00, Site Development Requirements and Section 17.00, Site Plan Review, of the Zoning Ordinance.