

ARTICLE V

AG AGRICULTURAL DISTRICT

PURPOSE

To allow continued use of land zoned AG which is suited to eventual development into uses which would be consistent with the Future Land Use Plan of the Charter Township of Plymouth, and without encroaching upon adjacent uses.

SEC. 5.1 PRINCIPAL PERMITTED USES

No building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

1. One family dwellings, subject to the standards of Section 28.3.
2. Agricultural uses on five (5) acres or more, as defined in Section 36.2. Stables or barns accessory to an active farm or agricultural use shall be subject to the standards of Section 5.2.12. Farms operated wholly or in part for the raising of hogs and/or other animals by the feeding of garbage, sewage, rubbish or offal shall not be permitted.
3. Truck-gardening, landscape nurseries and greenhouses without retail facilities.
4. Home occupations, subject to the standards of Section 28.70.
5. Child and adult residential care facilities, subject to the standards of Section 28.64, of the following nature and as licensed by the State of Michigan:
 - (a) Adult foster care family home [six (6) or fewer adults].
 - (b) Foster family home [four (4) or fewer children 24 hours per day].
 - (c) Foster family group home [five (5) to six (6) children 24 hours per day].
 - (d) Family day care home [six (6) or fewer children less than 24 hours per day].
6. Private stables for the keeping of horses and ponies for private use only, on five (5) acres or more.
7. Accessory structures and uses customarily incidental to the above permitted uses.
8. Public schools offering courses in general education provided that such facilities do not meet the definition of "large scale institutional uses" subject to the following requirements:

- (a) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets.
- (b) All schools shall be licensed by the State of Michigan. Documentation shall be provided by the proprietor relative to such facility's ability to obtain a license.

SEC. 5.2 SPECIAL LAND USES

The following uses shall be considered special land uses in this district and shall be permitted only after review and approval by the Planning Commission in accordance with the procedure and standards as found in Section 2.7 of this Ordinance and further subject to the requirements listed below:

- 1. Municipal facilities, including libraries, community buildings, and municipal parks, playgrounds and other recreational facilities (excluding park and ride facilities), provided such facilities do not meet the definition of "large-scale institutional uses."
- 2. Nursing and convalescent homes, subject to the following conditions, provided that such facilities do not meet the definition of "large scale institutional uses."
 - (a) All vehicular access to the site shall be from a paved collector or primary road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets. Adequate ingress, egress and circulation shall be provided. Vehicles must be able to easily circulate within and through the site to a designated pick-up/drop-off area without impeding circulation on the site or traffic on nearby roads.
 - (b) Adequate outdoor open space, in a park-like setting, shall be provided for use by the residents.
 - (c) Sidewalks shall be provided from the main building entrance(s) to sidewalks along adjacent public or private streets.
 - (d) All facilities shall be licensed by the State of Michigan, and shall be constructed, maintained, and operated in conformance with applicable state and federal laws.
- 3. Child and adult residential care facilities, subject to the standards of Section 28.64, of the following nature and as licensed by the State of Michigan:
 - (a) Group day care home [twelve (12) or fewer children less than 24 hours per day].
 - (b) Adult foster care small group home [twelve (12) or fewer adults].
 - (c) Adult foster care large group home [thirteen (13) to twenty (20) adults].

4. Churches, temples and similar places of worship, and other facilities incidental thereto provided that the uses do not meet the definition of “large-scale institutional uses” or “large scale churches,” and subject to the following conditions:
 - (a) Buildings may exceed the maximum building height permitted in Article 20, Schedule of Regulations, where permitted by Section 28.23, Height Exceptions.
 - (b) All vehicular access to the site shall be from a paved primary or collector road as classified in the Township Master Plan. The Planning Commission may permit secondary access from local streets.
 - (c) Continuous screening shall be provided wherever such use is located adjacent to a single-family residential district or use, in accordance with Section 26.11, Methods of Screening.
5. Charter and private schools, including parochial, elementary, intermediate and/or secondary schools, but excluding child care facilities provided for in Section 28.64 offering courses in general education provided that such facilities do not meet the definition of “large-scale institutional uses” and subject to the following conditions:
 - (a) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets.
 - (b) All schools shall be licensed by the State of Michigan. Documentation shall be provided by the proprietor relative to such facility’s ability to obtain a license.
6. Private recreation areas, uses and facilities including country clubs, golf courses and swimming pools, provided that such facilities do not meet the definition of “large-scale institutional uses” and subject to the following conditions:
 - (a) No building shall be located within one hundred (100) feet of any property line.
 - (b) Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main structure, provided there is no exterior display or advertising of said facilities.
 - (c) Golf fairways, swimming pools, tennis courts and similar uses shall be located not less than thirty-five (35) feet from any property line and shall comply with the requirements of Section 26.12, Areas Requiring Screening and/or Buffering.
7. Public utility transformer stations, substations and gas regulator stations without service or storage yards shall comply with the requirements of Section 26.12, Areas Requiring Screening and/or Buffering, and shall provide a front yard setback of not less than fifty (50) feet, and two side yards and a rear yard of not less than fifty (50) feet each.
8. Cemeteries provided that no buildings or structures shall be located nearer than two hundred (200) feet to the boundary line of any adjacent parcel.

9. Truck gardening, landscape nurseries and greenhouses with retail facilities.
10. Mortuaries or funeral homes, provided that such facilities do not meet the definition of “large-scale institutional uses,” and subject to the following conditions.
 - (a) Adequate off-street vehicle assembly space shall be provided for funeral processions and similar activities. This space shall be required in addition to the required off-street parking and loading areas, except where the Planning Commission determines that an alternative arrangement will be adequate to serve the proposed activities.
 - (b) All loading and unloading areas shall be adequately screened from adjacent residential districts or uses and street rights-of-way.
 - (c) The caretaker’s residence shall be contained within the mortuary building or may be provided in an accessory building after review and approval by the Planning Commission.
 - (d) The caretaker’s residence shall be constructed in accord with the adopted building code, and provided with plumbing, heating, bathroom, and kitchen facilities.
 - (e) In no case shall the caretaker’s residence be used as a permanent single-family dwelling by other than a watchman or caretaker.
11. Kennels, subject to the standards of Section 28.73.
12. Public riding stables, subject to the following standards:
 - (a) A minimum lot area of not less than ten (10) acres, with a minimum lot width of not less than five hundred (500) feet, shall be maintained for such use.
 - (b) A riding stable shall provide an area of not less than two (2) acres for each horse stabled and used as a part of the riding stable use, but not less than 5.2.12.(a), above.
 - (c) Buildings, pens and runways for housing or keeping of horses, shall not be less than one hundred fifty (150) feet from any adjacent property line, provided however, that such yard space may be used for pasture in connection with a riding stable.
 - (d) Pens and runways shall be screened from view in all directions either by the buildings or a greenbelt planting.
 - (e) Sites shall be enclosed by a suitable fence, and maintained so that odor, dust, noise or water drainage shall not constitute a nuisance or hazard to adjoining properties. Stables shall be kept clean, and manure shall be treated and handled in such a manner as to control odor and flies.

13. Gun clubs subject to the following:

- (a) Individual ranges, areas containing more than one range, or the entire property shall be enclosed with a minimum six (6) foot chain link fence. Range fencing shall enclose the range proper, backstop, side walls, or greenbelt, shotfall area for shotgun ranges, firing line, ready areas, and any other area in which a person might unwittingly subject himself to reasonable hazard.
- (b) No-trespassing or danger signs designating the hazard, not less than two (2) square feet nor more than four (4) square feet in area, and spaced not more than two hundred (200) feet apart, shall be posted on the upper portion of the fence enclosing the range. The sign shall also be posted at each gate and other entry.
- (c) Outdoor ranges may be operated for light arms only during the daylight hours between 9:00 AM and 6:00 PM. The ranges may be operated for heavy arms only during the daylight hours between 1:00 PM and 6:00 PM only. Light arms are defined as shotguns, .22 caliber rim fire cartridges only. All other firearms are to be considered heavy arms.
- (d) Trap, skeet or other shotgun ranges shall be placed such that the firing positions are not less than nine hundred (900) feet from the nearest property line in the direction of fire. No backstop is required for such shotgun ranges.
- (e) All outdoor pistol and rifle ranges shall be provided with a secondary backstop and a primary bullet-stop immediately behind the target line. The primary bullet-stop shall consist of inclined steel plates with sand pits, or heavy timbers backed with earth. The steel plates shall be backed with sand or other sound deadening material. The secondary backstop shall be constructed of earth and shall be of sufficient height to subtend an angle of not less than six (6) degrees above the horizontal when viewed from the firing line, shall be equal to or greater than its distance from the firing line plus the width of the firing line. This backstop may be a natural rise of ground if free of stone and exposed rock and lying entirely within the fenced area. Alternative construction affording equivalent protection and noise reduction may be allowed on petition to the Planning Commission.
- (f) In addition to the primary and secondary backstops, all outdoor pistol and rifle ranges shall be enclosed on the remaining three (3) sides by a dense greenbelt of bushes, brush or trees not less than ten (10) feet in height and not less than two hundred (200) feet in width. As an alternative to the greenbelt, an earthwork may be constructed such that the top of the earthwork subtends an angle of not less than six (6) degrees from the horizontal when viewed from any point on the firing line, or not less than ten (10) feet in height, whichever is greater. In case of the earthwork, the two hundred (200) feet distance between the firing line and the property line shall be maintained. Alternative construction affording equivalent protection and noise reduction may be allowed on petition to the Planning Commission.

- (g) Indoor firing ranges shall be constructed in such a manner as to provide sound reduction and to prevent stray shots from leaving the range area in hazardous directions. In this interest all construction plans for initial construction, major alteration and subsequent new construction shall be approved by the Planning Commission and Department of Building and Code Enforcement.
- (h) All ranges shall be used only in the presence of competent supervision, as designated by the responsible officers of the club. A list of the responsible officers and of qualified range supervisors shall be registered each year in January with the Township Clerk.

SEC.5.2A USES SPECIFICALLY PROHIBITED (added on 3/14/10)

No building or land shall be used and no building shall be erected for any use which would be in violation of any State or Federal Law.

SEC. 5.3 USES PERMITTED REQUIRING APPROVAL OF THE ZONING BOARD OF APPEALS

The following uses are permitted with the approval of the Zoning Board of Appeals subject to the use standards listed in Section 2.8 and the review procedure specified in Section 31.8 of this Ordinance.

- 1. The keeping of one (1) or more fowl or four (4) or more rabbits for non-commercial use by the occupants of the premises on lots of less than five (5) acres.
- 2. One (1) roadside stand solely for the sale of fresh produce.
- 3. The keeping of horses, donkeys, mules, ponies and other domesticated animals, other than house pets, for private use only, subject to the standards of Section 2.8.3.

SEC. 5.4 DEVELOPMENT REQUIREMENTS

All principal permitted uses, special land uses and uses permitted requiring approval of the Zoning Board of Appeals shall comply with all applicable provisions of this Ordinance, including but not limited to the following:

- 1. Site plan and development approval for all uses, except for single family dwellings, as specified in Article 29 of this Ordinance.
- 2. Off-street parking for all uses, as specified in Article 24 of this Ordinance.
- 3. Landscaping, screening and land use buffers for all uses, as specified in Article 26 of this Ordinance.

SEC. 5.2	SPECIAL LAND USES
SEC. 5.3	USES PERMITTED REQUIRING APPROVAL OF THE ZONING BOARD OF APPEALS
SEC. 5.4	DEVELOPMENT REQUIREMENTS

4. Signs for all uses, as specified in Article 25 of this Ordinance.
5. Special Provisions, as specified in Article 28 of this Ordinance.
6. Height, area, lot coverage and yard regulations, as specified in Article 20 of this Ordinance.
7. The following specific requirements shall apply within an AG District:
 - (a) Accessory buildings for the housing of fowl or small animals (excluding cats and dogs) shall be located not less than fifty (50) feet from any lot line and not less than one hundred (100) feet from any dwelling.
 - (b) Any lot or parcel of land that was divided and recorded prior to the effective date of this Ordinance and is smaller than the five (5) acres required in an AG District must conform to the uses, yard size, lot area, percentage of lot coverage and other regulations of the R-1-E District.
8. Yard Grading and Drainage as specified in Section 28.15 of this Ordinance.
9. Sidewalks as specified in Section 28.16 of this Ordinance.
10. Fences may be permitted as specified in Section 6.4.8(f) of this Ordinance.