

ARTICLE IV

“AR” AGRICULTURAL-RESIDENTIAL ZONING DISTRICT

Section 4.1 Description and Purpose

This zoning district is intended to permit farming and related uses and large lot single family residential use.

Section 4.2 Permitted Land Uses

Land and buildings in the “AR” Agricultural-Residential zoning district may be used by right for the following purposes only:

- (a) Farm and farming activities conducted in accordance with generally accepted agricultural and management practices approved by the Michigan Commission of Agriculture, except intensive livestock operations.
- (b) Single family dwelling.
- (c) Greenhouse and nursery, except retail store selling items not produced on premise.
- (d) Orchard, vineyard and apiary.
- (e) Family day care for not more than six minor children.
- (f) Adult foster care family home for not more than six adults.
- (g) Open space residential development, subject to requirements of Section 21.38.

Section 4.3 Special Land Uses

The following uses of land and buildings may be permitted when authorized as a special land use by the Planning Commission, subject to regulations contained in Article XIX.

- (a) Airport – general aviation.
- (b) Adult foster care for 7-12 adults.
- (c) Bed and breakfast establishments.
- (d) Campground.
- (e) Church, synagogue, temple, mosque and any other recognized place of worship.
- (f) Commercial riding stable.
- (g) Communications tower and antenna.
- (h) Contractor yard.
- (i) Farm market with roadside stand.
- (j) Golf course, country club.
- (k) Greenhouse and nursery accessory retail store.
- (l) Group day care for 7-12 minor children.
- (m) Home-based business.
- (n) Kennel.

- (o) Land division creating 5 or more new lots or parcels.
- (p) Mineral extraction and processing.
- (q) Private road serving 5 or more lots or parcels.
- (r) Public and institutional use.
- (s) Public and private K-12 school.
- (t) Publicly owned park, playground, recreation area and athletic ground.
- (u) Site condominium that is not an open space residential development.
- (v) Subdivision that is not an open space residential development.
- (w) Two-family residential building.
- (x) Essential services building.
- (y) Veterinarian service.
- (z) Household and Recreational Storage Facility as provided in Section 21.40.
- (aa) Intensive livestock operation complying with generally accepted agricultural and management practices approved by the Michigan Commission of Agriculture.
- (bb) Accessory dwelling for the use of individuals requiring special care [amended 4-28-2018]

Section 4.4 Other Land Uses

The following other land uses may be permitted as provided in this Ordinance:

- (a) Customary accessory use as regulated in this ordinance.
- (b) Temporary use as regulated by this ordinance.

Section 4.5 “AR” Agriculture-Residential Zoning District Regulations

Land divisions, buildings and structures in the “AR” Agricultural-Residential zoning district shall comply with the following requirements unless expressly provided otherwise in this Ordinance:

- (a) **Minimum Lot Area and Width.** One and one-half acres and 200 feet; provided, however, that a lot or parcel of land which is platted or otherwise recorded in the records of the Barry County Register of Deeds prior to April 1, 1997 may be used for one single family detached dwelling if it has a minimum area of 25,000 square feet and a minimum width of 120 feet, but further provided that this provision pertaining to a lot or parcel of record at the effective date of this Ordinance shall apply only for a period of five years from the effective date and shall be of no effect thereafter.
- (b) **Minimum Required Building Setbacks.**
 - (1) **Front yard.** There shall be a minimum front yard building setback of 40 feet.
 - (2) **Side Yard.** Side yard building setback shall not be less than 20 feet.
 - (3) **Rear Yard.** There shall be a minimum rear yard building setback of 35 feet.

- (4) **Maximum Height.** No building or structure shall exceed 35 feet in height, except permitted communications antennas and towers; provided, however, that this provision shall not apply to barns and other bona fide farm buildings and farm structures.

- (c) **Minimum Floor Area.** Each single family dwelling hereafter constructed shall meet requirements of Section 21.9 herein.

Section 4.6 Parking Regulations

All uses of land and buildings in this district shall conform to applicable parking and loading regulations contained in Article XXIII.

Section 4.7 Sign Regulations

All signs in this district shall conform to applicable sign regulations contained in Article XXIV.

Section 4.8 Site Plan Review

All uses of land and buildings in this district shall conform to applicable site plan content and review requirements contained in Article XX.

Section 4.9 Landscape Standards

All uses of land and buildings in this District shall conform to applicable landscaping standards contained in Article XXV.

Section 4.10 Special Regulations

- (a) **Overlay Districts.** Lands in the “AR” Agricultural-Residential Zoning District that are also located in any “NR”, “WP”, “AM” Overlay District shall also comply with terms of applicable overlay district(s).
- (b) Prior to final approval by the Planning Commission, of any residential development in the “AR” district consisting of 5 or more new parcels or lots, each such parcel or lot shall have an approved site evaluation issued by the Barry-Eaton District Health Department.
- (c) Private roads serving 1-4 parcels of land may be reviewed and approved by the Zoning Administrator, subject to compliance with private road standards within this Ordinance.

Sections 4.11 – 4.99 [Reserved]