

AGRICULTURAL DISTRICT

SECTION 2.4 - AGRICULTURAL DISTRICT (USES AND DIMENSION REGULATIONS)

The following uses and regulations shall apply in the Agricultural District.

SECTION 2.4 A - PERMITTED USES

1. Any use allowed in an "A" Residential District.
2. Farming, including the raising of live stock, raising trees, and harvesting wood.
3. Sale of products produced mainly on the premises.
4. Mobile homes subject to the provisions of Section 3.1.

SECTION 2.4 B - USES BY SPECIAL PERMIT AS PROVIDED FOR BY SECTION 3.13

1. Rooming Houses or Boarding Houses, subject to the provisions of Section 3.1. (Special Use Permits & Building Standards.)
2. Establishments for the conducting of commercial or industrial activities, subject to approval of the Zoning Board.
3. Outdoor display and advertising media as provided by Section 3.17.
4. Automobile or travel trailers subject to the provisions of Section 3.11.

SECTION 2.4 C - MINIMUM LOT SIZE -

One acre, except in platted areas where the Michigan Subdivision Control Act shall control. Parcels that are accessible to both public sanitary sewer and public water services the minimum lot size shall be 7,000 square feet for single family homes, 9,000 square feet for duplex, and 6,500 square feet per apartments.

SECTION 2.4 D - MINIMUM FRONTAGE - 165 feet.

SECTION 2.4 E - MINIMUM YARD DEPTHS FOR PRINCIPAL STRUCTURES

- Front - Fifty feet from the front of the house structure to the nearest road or street right-of-way line. The right-of-way line shall be the line thirty three from the center line, or further, if so established by grant and surveyed.
- Side - Fifteen feet from the side of the structure to the side lot line.
- Rear - Fifty feet from the rear of the house structure to the rear lot line. Accessory buildings 15 feet from the rear of the structure to the rear lot line.

Existing separately owned lots, parcels accessible to both public sanitary sewer and public water service, and platted lots are excepted from the above requirements, but in such cases the front of the house structure shall not be less than sixty feet from the center line of the road or street, the side lot distance shall not be less than eight feet, and the rear lot distance shall not be less than twenty-five feet provided such modifications do not violate the intent of this Ordinance.

SECTION 2.4 F - FLOOR AREA REQUIREMENTS

1. Single Family Dwellings shall contain not less than 800 square feet, 2/3 of which shall be on the main floor in multi-level dwellings.
2. Two Family Dwellings shall contain not less than 750 square feet for each dwelling unit, 2/3 of which shall be on the main floor of multi-level dwellings, plus 100 sq. ft for each renting tenant.
3. Rooming Houses or Boarding Houses shall contain not less than 750 square feet of floor area for the dwelling unit plus 100 square feet for each renting tenant.

All area referred to are exclusive of any area of attached garage, open porch, or other attached structure.