

ARTICLE 6 ZONING DISTRICTS: INTENT, USES AND REGULATIONS

6.00 AGOS Agricultural and Open Space District

6.00-1 Intent of District

This district is composed of large open land areas primarily devoted to general farming and other agricultural purposes or lying vacant because of soils which are either inappropriate or incapable of supporting development. The regulations are designed to protect, maintain, and preserve agricultural areas in the Township which are or may be exceptionally productive and to protect, maintain, and preserve areas which have soils which are unsuitable for development. It is the intent of this district to assure a low density of development in these areas.

6.00-2 Permitted Uses

No land shall be used or occupied and no structure shall be designed, erected, moved, altered, used or occupied except for either one of several of the Uses by Right and Lawful Accessory Uses thereto or for one or several of the following Conditional Uses:

A. Uses By Right

1. Churches, community centers, schools, and cemeteries.
2. Single family dwellings.
3. Farming and the usual buildings for general or specialized types including fruit, truck gardening, poultry, dairying, forestry plantings, horse breeding, apiaries, greenhouses, nurseries, and portable saw mills.
4. Repealed.
5. Municipal buildings including storage yards and garages.
6. Public parks, fishing sites, wildlife refuges, and public conservation clubs and camps.
7. Roadside market stands offering for sale primarily the products produced or processed on the premises *but not including commercial slaughtering. No signs shall be erected other than on the premises where such products are for sale.

B. Accessory Uses

1. Any accessory uses or structure clearly incidental to the operation of the use by right.
2. Home occupations provided such are limited to antiques, dressmaking, beauty shops, hobby-woodworking shop, furniture repair, music-art instruction and photography, and further provided,
 - (a) the operation is within the dwelling or an existing building and carried on only by the person or persons maintaining residence on the premises,
 - (b) not more than 400 square feet of the dwelling or accessory building is utilized by the occupation and
 - (c) only one non-illuminated name plate may be used to indicate external evidence of the occupation.
3. The outside storage of not more than one (1) unoccupied camp or travel trailer on the premises.
4. Permanent swimming pool, used solely for the enjoyment of the occupants, or guests of the principal user of the property, provided that it shall be not less than twenty (20) feet from the property line on which located. Such swimming pool, or the entire property on which it is located, shall be so walled, fenced and screened as to prevent uncontrolled access from the street and adjoining properties.
5. Accessory solar energy systems (Subject to Sec. 7. 11-13).

C. Conditional Uses Requiring Planning Commission Authorization

Provided all provisions of Section 7.10 governing the application for Conditional Use Permits are fully complied with, the following conditional uses will be permitted:

1. Private parks, golf clubs, hunting clubs, riding stables, camping grounds and similar recreation uses operated for gain.

2. Kennels including the boarding, breeding and training of dogs, provided any kennel runways or yards shall be at least two hundred (200) feet from all adjoining property lines.
3. Concentrated animal feeding operations.
4. Livestock and other types of auction yards and buildings, provided no yards or structures shall be less than five (500) feet from any dwelling and adequate parking space is provided.
5. Billboards (see Section 7.06).
6. The parking and use for residence of not more than two (2) mobile homes on a parcel of land in addition to the principal residence thereon, subject to the conditions that such mobile homes (1) be occupied in connection, and incidental to, the operation of a farm and (2) the mobile homes satisfy the standards for single family dwellings set forth in Section 14.09-1.
7. Removal and/or processing of sand, gravel or rock, provided any power machinery used in the removal or processing operations shall be at least four hundred (400) feet from all adjoining property lines.
8. Animal and/or bird farms other than the domesticated type, provided that any structure, pens and yards in which such animals or birds are kept shall be at least two hundred (200) feet from all adjoining property lines.
9. Nursing homes, homes for the aged and child care homes wherein there are four (4) or more persons, provided,
 - a. The principal building used therefor shall be not less than fifty (50) feet from any other premises
 - b. Floor space per person shall be not less than fifty (50) square feet and,
 - c. The outdoor activity-area for each person shall be not less than seventy-five (75) square feet with the total area required fenced and screened from adjoining property or abutting highway.
10. Private Non-Commercial Airstrips operated on residentially used property, subject to the following conditions:

- a. The private airstrip shall be located so that the center line of the airstrip is at least:
 - (1) 300 feet from the property lines of the premises upon which the airstrip is located.
 - (2) 300 feet from all public roadways, railroad tracks and dwellings other than the dwelling on the premises upon which the airstrip is located.
 - (3) 500 feet from any building or structure intended for the congregation of people.
- b. The ends of the private airstrip shall be located so that each end is at least:
 - (1) 300 feet from the property lines of the premises upon which the airstrip is located.
 - (2) 500 feet from all public roadways and railroad tracks.
 - (3) 600 feet from any dwelling other than the dwelling on the premises upon which the airstrip is located.
 - (4) 600 feet from any building or structure intended for the congregation of people.
- c. The private airstrip shall not materially adversely affect the use and enjoyment of adjoining properties or constitute a safety hazard to adjoining properties.
- d. The private airstrip shall be used solely for the private aircraft of the person(s) residing on the premises on which the airstrip is located.
- e. No commercial use shall be made of the private airstrip.
- f. The information provided by the applicant for a conditional use permit for a private airstrip shall include an accurate scale drawing showing the location and dimensions of the proposed airstrip and the setback distances of the proposed airstrip from (1) adjoining property lines, (2) wires and poles on the

subject property or abutting properties, and (3) all roads, railroad tracks, dwellings and other buildings intended for the congregation of people that are located within 600 feet of the proposed airstrip.

11. Large solar energy system (permitted with conditional use approval) (Subject to Sec. 7.11-4).

6.00-3 Lot Area and Yard Requirements

A. Lot Area

The minimum lot area for any dwelling or other Use by Right building hereafter erected shall not be less than two (2) acres and the width of such lot at the required front setback line for any such structure shall be not less than two hundred fifty (250) feet.

B. Yards for All Principal Structures

1. Front Yard - Every lot shall be provided with a front yard of not less than fifty (50) feet in depth from the highway right-of-way line.
2. Side Yard Width - Every lot shall be provided with two (2) side yards and each side yard shall be at least fifty (50) feet in width. Detached garages or other accessory buildings when erected shall not be nearer than six (6) feet from the side lot line.
3. Rear Yard - Every lot shall be provided with a rear yard of not less than one hundred feet in depth. Detached garages or other accessory buildings, when erected, shall not be nearer than twenty-five (25) feet from the rear lot line.

6.00-4 Permitted Signs

The provisions of Article 7, Section 7.06 shall be in full force and effect in this district.

6.00-5 Off -Street Parking and Loading Requirements

The provisions of Article 7, Section 7.07 and 7.08 shall be in full force and effect in this district.

6.00-6 General Requirements

For regulations applicable to all districts within the Township, see Article 4.

6.00-7 Supplemental Regulations

For other regulations, any exceptions or modifications applicable to this district, see Article 7.

6.00-8 Building Permits

A building permit shall be required for all dwellings, buildings, or structures incidental to the use of lands in this district.

6.00-9 Minimum Dwelling Size

The provisions of Article 14, Section 14.08 shall be in full force and effect in this district.