

**CHAPTER 4**

**AG PRIMARY AGRICULTURAL DISTRICT**

**SECTION 4.01 DESCRIPTION AND PURPOSE**

This zoning district is intended to accommodate land currently under cultivation, wetlands, woodlands, and other lands in an undisturbed state. Farming, crop cultivation, dairy and livestock operations, and limited rural estate single family dwellings are suitable uses in this district. Parcels within the AG District are restricted to a minimum of 5 acres in size. Wetlands, woodlots, and other sensitive natural features should be protected through additional use of open space planning, overlay districts, and the purchase of development rights.

**SECTION 4.02 PERMITTED USE REGULATIONS**

Land, buildings and structures in this Zoning District may be used for the following purposes only:

- A. Farms for both general and specialized farming, together with farm dwellings, buildings and other installations necessary to such farms including temporary housing and its sanitary facilities, provided that such activities are in conformance with all requirements of the Branch-Hillsdale District Health Department, the State of Michigan Right to Farm Act, MDEQ and/or any other federal, state and/or local regulating agency having jurisdiction, and, further, in conformance with the provisions of Section 4.03 below.
- B. Greenhouses, nurseries, orchards, vineyards, and apiaries.
- C. Riding stables, where horses are boarded and/or rented.
- D. Single family detached dwellings.
- E. Adult foster care family homes of six (6) or fewer persons. This subsection shall not apply to adult foster care facilities, licensed by a state agency, for the care and treatment of persons released for or assigned to adult correctional institutions.
- F. Public schools.
- G. Accessory structures and uses customarily incidental to the above permitted uses.
- H. Day Care Centers.

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### **I. Veterinarian Clinic**

#### **SECTION 4.03 USES PERMITTED BY SPECIAL USE PERMIT**

The following uses may be permitted by the Township Board, subject to the conditions specified for each use in Chapter 19; review and approval of the Planning Commission, the imposition of special conditions which, in the opinion of the Planning Commission or Township Board, are necessary to fulfill the purposes of this Ordinance; and the procedures set forth in Chapter 19 of this Ordinance:

- A. Home occupations as regulated by Section 16.16 of this Ordinance.
- B. Removal and processing of topsoil, sand, gravel or other such minerals as regulated by Section 16.09 of this Ordinance.
- C. Commercial kennels and animal boarding establishments as regulated in Section 16.12 of this Ordinance.
- D. Private recreation areas, uses, and facilities including country clubs, golf courses, and swimming pools.
- E. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, (not including service or storage yards) when operating requirements necessitate the locating within the district in order to serve the immediate vicinity. This shall not include wireless communication facilities as set forth in Section 14.06 of this Ordinance.
- F. Cemeteries.
- G. Essential Services.
- H. Publicly owned and operated parks, parkways, and recreational facilities.
- I. Planned unit developments in accordance with Section 10.01 of this Ordinance.
- J. Gun and archery ranges.
- K. Churches, synagogues and other religious facilities and buildings customarily incidental thereto.
- L. Animal uses, subject to the following regulations:

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1. All new and expanding animal uses involving more than 500 animal unit equivalents, as defined by the Michigan Department of Agriculture (see table below), are subject to site plan approval and must comply with Generally Accepted Agricultural and Management Practices (GAAMPs) for site selection and odor control for new and expanding livestock production facilities as adopted by the Michigan Department of Agriculture. All potential sites for new and expanding livestock facilities must follow the MDA site selection review and verification process and must submit a letter of conformance with the GAAMP for site selection and odor control for new and expanding livestock production facilities from MDA prior to site plan approval.

<b>Animal Units</b>	50	250	<b>500</b>	750	1,000
Animal Type	Number of Animals				
Slaughter & Feeder Cattle	50	250	<b>500</b>	750	1,000
Mature Dairy Cattle	35	175	<b>350</b>	525	700
Swine (over 55 pounds)	125	625	<b>1,250</b>	1,875	2,500
Sheep & Lambs	500	2,500	<b>5,000</b>	7,500	10,000
Horses	25	125	<b>250</b>	375	500
Turkeys	2,750	13,750	<b>27,500</b>	41,250	55,000
Laying Hens or Broilers	5,000	25,000	<b>50,000</b>	75,000	100,000

*(All other animal classes or types of sizes (e.g., Nursery Pigs) not in this table are to be calculated as one thousand pounds live weight equals one animal unit.)*

2. Disposal or slaughtering of animals is prohibited except where the animals have been raised on the premises for consumption by residents of the premises. Manure shall be stored in a manner that minimizes odor and run-off. Consideration should be given to partial paving of confinement areas, storage ponds, and other accepted agricultural practices (GAAMPs) regarding runoff control. When manure from confinement manure storage pits or holding areas is removed it shall be incorporated, knifed in, or disposed of in a reasonable manner following GAAMPs and taking into consideration seasonal conditions and wind direction impacts on Township residents. Sufficient area to permit proper incorporation or disposal of manure shall be provided. Manure shall not be applied and left on the soil surface in any area that is within 150 feet of surface water.

### **SECTION 4.04 DEVELOPMENT STANDARDS**

No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area, height and building coverage requirements:

- A. **FRONT YARD.** There shall be a front yard of not less than 50 feet.

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- B. **SIDE YARD.** For residential buildings and structures, there shall be total side yards of not less than 50 feet; provided, however, that no side yard shall be less than 20 feet.
- C. **REAR YARD.** There shall be a rear yard of not less than 50 feet.
- D. **LOT AREA.** The minimum lot area in this District, unless specified elsewhere, shall be 5 acres. Lot area cannot include any part of a public right-of-way or private road right-of-way.
- E. **LOT WIDTH.** The minimum lot width in this District, unless specified elsewhere, shall be 330 feet. The lot width shall be measured at the front building line.
- F. **MINIMUM FRONTAGE.** The minimum public street or private road frontage, unless specified elsewhere, shall be the same as the applicable minimum lot width.
- G. **MINIMUM FLOOR AREA.** Each dwelling unit, unless specified elsewhere, shall have a minimum of 864 square feet of useable floor area on the main floor.
- H. **SITE PLAN REVIEW.** Site Plan Review and approval is required for all uses.