

## Article 11 RESIDENTIAL DISTRICTS

### **Section 11.01 AR: Agricultural - Residential District**

**A. Intent:** It is the intent of the Agricultural-Residential District to provide opportunities for single family and two family residential development patterns and lifestyles, while also providing opportunities for and encouraging the continuation of farming and agricultural activities. Agricultural activities are currently evident throughout much of this District and it is not the intent of this District to encourage the discontinuation of these activities. Rather, this District is established to encourage the continuation of farming activities in the Township until such time when the conversion of farmland to residential use is a preferred alternative. Persons considering residing within this district should be aware that the traditional smells, noises, pesticide applications, and other generally recognized agricultural activities associated with farming may well continue on a long term basis in this District. This District is intended to establish minimum requirements to assure adequate on-site measures for sewage disposal and potable water, minimize the spread of fire, and contribute to a healthy living environment.

#### **B. Uses Permitted By Right:**

1. Agriculture.
2. Single family dwellings.
3. Two family dwellings.
4. Day care, family home.
5. Foster care facility, family home.

#### **C. Special Land Uses Permitted By Special Approval:**

1. Public facilities, including but not limited to public administration buildings, parking lots, cemeteries, parks, wildlife reserves, schools, libraries, and substations or structures associated with public utilities and enclosures or shelters for service equipment and maintenance depots.
2. Churches and religious institutions, including housing for religious personnel affiliated with the church or religious institution.
3. Day care, group home.
4. Foster care facility, group home.
5. Day care center.
6. Golf course/country club.
7. Commercial stables.
8. Private landing fields.
9. Shooting range.
10. Concentrated livestock operations.
11. Sawmills and the manufacturing of products in association with such saw mill, such as, but not limited to, pallets.
12. Communication towers.
13. Veterinarian clinic.
14. Bed and Breakfast.
15. Extraction operations.

#### **D. Site Development Requirements:**

The following minimum and maximum standards shall apply to all uses and structures in the Agricultural-Residential District unless otherwise modified by the provisions of Article 16, Standards for Special Land Uses; Article 18, General Provisions; or as varied pursuant to Article 4, Zoning Board of Appeals.

1. **Minimum Lot Area:** Twenty thousand (20,000) square feet, except that the minimum lot area for two family dwellings shall be thirty thousand (30,000) square feet.
2. **Minimum Lot Frontage and Lot Width:** One hundred (100) feet.
3. **Yard and Setback Requirements:**
  - a. **Front Yard:** Forty (40) feet.
  - b. **Side Yard:** Side (10) feet, except that the minimum side yard and setback shall be forty (40) feet for a side yard abutting a road. However, in no case shall a building associated with a commercial or industrial use be located within one hundred (100) feet of an existing dwelling.

- c. Rear Yard: Ten (10) feet. However, in no case shall a building associated with a commercial or industrial use be located within one hundred (100) feet of an existing dwelling.
4. **Maximum Height**: Thirty-five (35) feet.
5. Applicable provisions of **Article 19**: Nonconforming Uses; **Article 20**: Off-Street Parking and Loading; **Article 21**: Signs; **Article 22**: Landscaping and Screening; and other provisions of this Ordinance as may be applicable.

***End of Article 11***