

## **ARTICLE III. PRIME AGRICULTURAL DISTRICT “A-1”**

### **Section 301. INTENDED PURPOSES**

It is recognized that the public health and welfare of the citizens of Wayne Township, the State of Michigan, and the United States is greatly dependent upon the sustenance and economic benefit provided by a viable agricultural industry. It is the purpose of the Prime Agricultural District to insure that land areas within Wayne Township which are uniquely or exceptionally well suited for the production of food are retained for agricultural production, unimpeded by the establishment of incompatible uses of land which would hinder agricultural practices and irretrievably deplete essential agricultural lands and productivity.

### **Section 302. PERMITTED USES**

The following uses of land and structures shall be permitted in a Prime Agricultural District:

- A. Agricultural production: including the raising or growing of forages and sod crops; grains and feed crops; dairy and dairy products; livestock, including breeding and grazing; fruits; plants, trees, shrubs and nursery stock; vegetables; and other similar agricultural uses, but not including slaughtering of animals for other than home use of the premises.
- B. Dwellings, which serve as the principle residence for the owner, operator and employees of the farm and their immediate families. A single family dwelling existing at the time of passage of this ordinance may be rented to confirm persons.
- C. Home occupations (see Section 1815)
- D. Roadside stands
- E. Uses or structures customarily incidental to the operation of a farm and permitted dwellings.
- F. Essential services
- G. Facilities used for the centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets.

### **Section 303. USES PERMITTED AS A SPECIAL LAND USE**

The following uses of land and structures may be permitted in a Prime Agricultural District upon issuance of a Special Land Use Permit in accordance with the procedures and criteria contained in Article XIII:

- A. The sale and service of machinery used in agricultural production.
- B. Riding academy or stable.
- C. Facilities used in the research and testing of agricultural products and techniques.
- D. Cemeteries.
- E. Landing fields.
- F. Fire control structures.
- G. Commercial mining, gravel and sandpits.
- H. Open Space Developments, in accordance with the provisions of Section 1310.
- I. Agricultural Labor Camps.
- J. Small-scale auto, truck and small engine repair.
- K. Industrial Solar Energy Facilities. See Section 1310.1 of this Ordinance.

In addition to the criteria for special land use approval contained in Article XIII the following standards shall be applied in approving a special land use permit in a Prime Agricultural District:

- 1. The proposed use shall be situated in a manner reducing to a minimum the amount of productive agricultural land which is converted to the proposed use.
- 2. The proposed use shall be located in close proximity to existing facilities providing agricultural services whenever possible and appropriate. The clustering of agricultural services permitted by special use into agricultural service center shall be encouraged.

**Section 304. LOT AREA WIDTH AND YARD REQUIREMENTS**

The following lot area, width and yard requirements apply to the “A-1” District:

Minimum Lot Area:	2 acres
Minimum Lot Width:	200 feet
Minimum Front Yard:	50 feet
Minimum Side Yard:	30 feet
Minimum Rear Yard:	50 feet

### **Section 305. BUILDING HEIGHT AND AREA REGULATIONS**

The following building height and floor area requirements apply to the “A-1” District:

- Minimum Floor Area:
- a. 900 square feet
  - b. 600 square feet for ground floor of dwellings having more than one story

Maximum Building Height: 35 feet

**Grain bins and silos are exempt from the above height restrictions.**

### **Section 306. VISION CLEARANCE**

Vision clearance requirements will be in accordance with the provisions of Article XVIII, Section 1807 and 1818 of this Ordinance.

### **Section 307. OFF-STREET PARKING**

Off-street parking requirements will be in accordance with the provisions of Article XVI of this Ordinance.

### **Section 308. SIGNS**

Sign requirements will be in accordance with the provisions of Article XVII of this Ordinance.

### **Section 309. SUPPLEMENTAL STANDARDS**

The following supplementary standards shall apply to the use of land and structures within the Prime Agricultural District:

- A. Agricultural Labor Camp: The dwelling units in agricultural labor camps provided for migratory employees engaged in agricultural activities on a farm shall be exempt from the minimum lot size and width requirements contained in this section. All structures in agricultural labor camps shall comply with the setback requirement established in this Section and the provisions of Part 124 of Public Act 368 of 1978, as amended, and the administrative rules promulgated thereunder. The provisions of this section shall apply to dwelling units for seasonal employees which do not meet the definitions of an agricultural labor camp.
- B. Site Development Standards for Special Uses: In addition to applicable general requirements of this Ordinance, and such conditions imposed in accord with the standards stated in Section 3 of this Article and Article XIII, a special use permitted in a Prime Agricultural District shall be identified as either

a commercial or industrial use, and shall comply with the applicable site development standards contained in either Article X, XI or XIII.

- C. A Site Plan review shall be submitted in accordance with the requirements of Article XIV.
- D. All uses shall comply with the Supplemental Provisions in Article XVIII as applicable.