

ARTICLE 3
AGRICULTURAL DISTRICT (A)

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Section 3.10 Purpose

The purpose of this district is to provide an environment in which the principal use of land is for agricultural purposes, accommodating single-family dwellings while retaining a rural character. It is further the intent of this district to provide for such public uses as schools, churches, libraries, parks, playgrounds, and other public and semi-public uses, along with certain home occupations, accessory buildings, and others to coexist on a limited and structured basis adjacent to agricultural and residential uses.

Further, the objectives of this Article include:

- A. To retain the essential characteristics of the district without unduly restricting its use solely to agricultural activities;
- B. To refrain from intensive business, commercial, or industrial uses of the land, and to refrain from any other use which would substantially interfere with development or maintenance of agricultural activities and low density single-family dwellings in the district.
- C. To discourage any land use which would generate volumes of traffic on minor or local streets, greater than that normally associated with residential streets in rural areas.

Section 3.20 Principal Permitted Uses

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance.

- A. General Farming
- B. Tourist Homes and Bed and Breakfast Inns

- C. Public or Private Riding Stables
- D. Veterinary Office and/or Hospital
- E. Single family detached dwellings
- F. Home occupations
- G. Adult foster care family homes, provided, 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
- H. Public, quasi-public, and institutional uses such as, but not limited to, municipal buildings and offices, courthouses, public off-street parking facilities, libraries, museums, public safety facilities, parks, post offices, schools, and civic centers, (excluding storage yards for the same).
- I. Off-street parking
- J. Churches and other facilities normally incidental thereto.
- K. Accessory structures and uses customarily incidental to the above permitted uses

Section 3.30 Special Uses

The following uses shall be considered conditional and shall require a special use approval, and shall comply with any applicable special use requirements of Article 21:

- A. Agricultural Warehousing and/or Storage of products not grown on a farm, excluding products related to the operations of a farm.
- B. Farm employee accessory dwellings
- C. Parochial, and private elementary, intermediate, and/or high schools offering course in general education, not operated for profit.
- D. Public hospitals, but not including institutions for the care of the insane, provided that the hospital is adjacent to an arterial roadway as defined in the Village of Mattawan Master Plan.

- E. Private recreation areas, uses, and facilities including country clubs and golf courses.
- F. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including service or storage yards, when operating requirements necessitate the locating within the district in order to serve the immediate vicinity.
- G. Cemeteries, home-based businesses.
- H. Mining, excavating or other removal of sand, earth, minerals, etc.

Section 3.40 Development Requirements

The following requirements shall be met within an Agricultural District (A):

- A. Site plan approval for all non single-family residential, excluding general farming uses as specified in Article 15 of this Ordinance.
- B. Off-street parking, loading, and access management standards for all uses specified in Article 20 of this Ordinance.
- C. Signs for all uses as specified in Article 19 of this Ordinance.
- D. Height, area, lot coverage, and yard regulations as specified in Article 16 of this Ordinance.
- E. Landscaping requirements as specified in Article 18 of this Ordinance.
- F. Design, architectural, and building material standards as specified in Article 17 of this Ordinance.

