

Article 10
Agricultural-Residential (A-R) Zoning District

**ARTICLE 10
AGRICULTURAL-RESIDENTIAL (A-R) ZONING DISTRICT**

SECTION 10.1: AGRICULTURAL-RESIDENTIAL (A-R) DISTRICT (amended 2/16/2021)

10.1.1 Intent: The intent of the Agricultural-Residential District is to provide a transition between agricultural and the more urban residential areas; and to create a rural residential environmental wherein natural constraints applicable to development can be recognized and protected in a manner compatible with the needs of the resident.

10.1.2 Uses Permitted by Right and Special Land Uses:

Section 10.5.2	
LAND USES: PRINCIPAL USE	
AR	
P = Permitted by Right S = Special Approval Use Permit Required	
Residential Uses	
Accessory building	P
Home occupation in a dwelling	P
Migrant worker camps	S
Multi-family dwellings (more than two living units)	S
Single family dwellings	P
Two family dwellings	P
Recreational Resorts (Added 12-6-2022)	P
Accommodation and Food Services	
Boarding homes	S
Rooming homes	S
Tourist homes	S
Human Care and Social Assistance	
Clinics	S
Convalescent home	S
Hospitals	S
Nursing home	S
Arts, Entertainment, and Recreation	
Campgrounds	S
Outdoor activity and recreation grounds	S
Parks	S
Recreational and community center buildings	S
Educational Services/Religion	
Churches	S
Schools	S
Public Facilities	
Funeral homes	S
Libraries	S
General Commercial/Business/Service	
Agricultural enterprises and related structures	P
Cemeteries	S
Roadside stands where at least 50% of the produce/goods sold there are grown upon the premises where the stand is situated	P

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Roadside stands which do not comply with permitted use requirements	S
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Transportation Services/Warehousing/Storage	
Airplane landing strips	S
Helicopter landing pads	S
Motor vehicle and/or boat storage shops	S
Motor vehicle and/or boat repair shops	S

10.1.4 Minimum Lot Area: Minimum lot area shall be twenty thousand (20,000) square feet with a minimum frontage of one hundred (100) feet in all new subdivisions or newly created parcels of land.

10.1.5 Corner Lot: On any corner lot, no walls, fences, hedges or accessory structures or shrubbery shall rise over three (3) feet in height above the level of the road grade within twenty (20) feet of any corner so as to interfere with traffic visibility.

10.1.6 Driveways and Parking: Driveways shall be not less than ten (10) feet wide and at least three (3) feet from the lot line. No driveway common to two (2) residences shall be permitted unless an easement providing for same is recorded with the Sanilac County Register of Deeds. Off-street vehicle parking, access and egress shall be provided as shown in Section 3.20.

10.1.7 Yards: Every dwelling hereafter erected, altered or moved upon a premise shall be provided with yards having no less than the following minimum sizes:

A. Front Yards:

1. Front yards shall be equal to the average depth of existing front yards in the block in which parcel is located.
2. In event that there are no pre-existing dwellings on the block or in a new subdivision, then the front yard shall be not less than thirty (30) feet as measured from the street or road right-of-way.

B. Side Yards:

1. Shall be at least ten (10) feet in width on each side. No garage or accessory structure shall be located closer to the right-of-way of an abutting side street than twenty-five (25) feet. In all cases shall be far enough from each line as not to obstruct a view of traffic on the intersecting street.
2. See "Lakefront Property" Section 3.15 and "Transition Zoning" Section 3.34.

C. Rear Yards:

1. Shall be at least thirty-five (35) feet in depth. The depth of the rear yard abutting upon a street shall be no less than the depth of a front yard required for a building of the same size and kind, on the adjoining lot fronting on such rear street.
2. See "Lakefront Property" Section 3.15 and "Transition Zoning" Section 3.34.

10.1.8 Fences and Buffers: Fences, walls or shrubs of more than three (3) feet in height above the road grade level is not allowed on any interior (i.e. not on a corner) lot within (10) feet of the front property line, where they will interfere with traffic visibility from a driveway.

10.1.9 Signs: Signs shall be in conformance with Article 7.

10.1.10 Building Floor Area: Every one-family, one story dwelling hereafter erected, or moved upon premises shall contain not less than seven hundred and fifty (750) square feet of floor area. However, every one family, two story dwelling, hereafter erected,

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altered or moved upon a premise shall contain not less than 750 square feet of total floor area and not less than six hundred (600) square feet of ground floor area. Multiple dwellings, if permitted, shall contain an equivalent minimum floor area per unit as required in two- family dwellings. In no case shall minimum area include floor space in an attached garage, open porch or other attached structure.

10.1.11 Building Height: Buildings may be erected or structurally altered to a maximum height of thirty-five (35) feet at its highest point. However, a church (not steeple), silo, barn, public and semi- public buildings may be erected to a greater height if the building is set back from each yard line at least one (1) more foot for each foot of additional height above thirty-five (35) feet.

10.1.12 Accessory Buildings:

- A. Private Garages. In any agricultural-residential district no garage shall be erected closer to the side lot line than the permitted distance for the dwelling, unless said garage shall be completely to the rear of the dwelling in which event the building may be erected ten (10) feet from the side lot line.
- B. Other Accessory Buildings. Accessory buildings shall not be located closer than ten (10) feet to any lot line. Accessory buildings housing livestock (e.g. cattle, horses, poultry, pigs, sheep, goats, etc.) shall be located not less than 200 feet from the nearest neighboring dwelling.
- C. Setbacks. Farm buildings or structures (except open fences) shall be not less than ten (10) feet from the side or rear line of the premises, nor shall they be exempt from erosion hazard criteria. No such building or structure shall be erected less than one hundred fifty (150) feet from the right-of- way of all Federal and State roads and one hundred eight (108) feet from the highway right-of-way on other roads.
- D. Permits and fees. A land use permit shall be required for all accessory structures customarily erected and used on bona fide farms operated in the Village.