

CHAPTER 6 A/RP - AGRICULTURAL/RURAL PRESERVATION DISTRICT
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SECTION 6.1 PURPOSE

This District is intended to preserve, enhance and stabilize areas within the County which are presently being used for feed, fiber or food production or are primarily rural. It is the purpose of the regulations for this District to promote the orderly, harmonious development of Ogemaw County by preserving predominantly rural lands from inappropriate development and to preserve the essential characteristics and economic value of these areas as agricultural and open lands. All uses permitted within this District shall be conducted with due consideration for the potential effects that may result from the authorized agricultural uses, in accordance with Public Act 94 of 1995, the Michigan Right to Farm Act.

SECTION 6.2 USES PERMITTED BY RIGHT

Land and/or buildings in this District may be used for the following purposes By Right:

- A. Agriculture
- B. Single family dwellings.
- C. Publicly owned parks, playgrounds, play fields, and similar public open space recreational uses, not including campgrounds.
- D. Family day care homes.
- E. Accessory buildings and uses.
- F. Home occupations, as defined in Sec. 2.15.
- G. Roadside Stands.
- H. Greenhouses and nurseries.
- I. Two family dwellings. (August 2007)

SECTION 6.3 SPECIAL APPROVAL USES

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter 19 are met.

- A. Intensive livestock operations.
- B. Country clubs, golf courses, riding stables, and gun clubs.
- C. Commercial removal and processing of soil, sand, gravel, or other mineral resources.
- D. Public or private campgrounds.
- E. Group day care.

- F. Junk or salvage yards.
- G. K-12 schools.
- H. Churches.
- I. Kennels and veterinary clinics.
- J. Raising of fur bearing animals or game birds.
- K. Bed and breakfast establishments.
- L. Cemeteries.
- M. Public or private boat launches.
- N. Radio, television, or telephone transmission towers.
- O. One detached single family dwelling for relatives when located on the same parcel as the principal farm dwelling.
- P. Mini storage facility.
- Q. Planned Unit Development.
- R. Municipal buildings (not including outdoor storage of materials or vehicles).
- S. Airport, airfields and runways.
- T. Contractor storage buildings (not including outdoor storage).
- U. Child Care Center (November, 2004).
- V. Vehicle Repair and Vehicle Service Station (October, 2005)
- W. Bulk oil, gasoline and propane storage and distribution facilities. (June, 2008)
- X. Adult Foster Care Home (January, 2009)
- Y. Slaughterhouses (July, 2023)

SECTION 6.4 DISTRICT REGULATIONS

The following dimensional requirements shall be met for any use in this District, unless otherwise provided.

- A. Area: The minimum lot size in this District shall be one (1) acre.
- B. Width: The minimum lot width in this District shall be two hundred (200) ft.
- C. Front Yard: The minimum front yard setback in this District shall be fifty (50) ft. *In case of a waterfront lot, the setback to the water shall be 50 feet also (November, 2004).*
- D. Rear Yard: The minimum rear yard setback in this District shall be twenty-five (25) ft.
- E. Side Yard: The minimum side yard setback in this District shall be ten (10) ft.
- F. Height: No principal building in this District shall exceed a height of thirty-five (35) ft. or two and one-half (2 1/2) stories, whichever is less.
- G. Lot Coverage: The total area of all buildings on the parcel shall not exceed a maximum of twenty (20) percent of the parcel size.

- H. Floor Area: The minimum total floor area for any dwelling constructed in this District shall be seven hundred twenty (720) square feet on the ground floor, unless otherwise specifically provided.

SECTION 6.5 OTHER PROVISIONS

All uses permitted by Right or Special Approval shall comply with all applicable provisions of this Zoning Ordinance, including but not limited to those listed below as a reference guide.

Chapter 1	Definitions
Chapter 2	General Provisions
Chapter 17	Site Plan Review
Chapter 18	Parking and Signs