

ARTICLE 4
FR - FARMING RESIDENTIAL DISTRICT
RE - RURAL ESTATE RESIDENTIAL DISTRICT

SECTION 4.00 INTENT

The intent of the FR Farming Residential District is to protect lands best suited to agricultural uses from the encroachment of incompatible uses, while designating an area appropriate to the type of single family residential development that does not alter the general agricultural character of the district. Moreover, the intent also is to protect vital natural resources, including wetlands, inland lake water quality, groundwater supplies, fertile and stable soils, and significant stands of wood lots and vegetative cover. Lands in the FR and RE District are not likely to be served with centralized public water and sewer facilities.

The intent of the RE Rural Estate District is to provide a transitional area between the FR District and other more intense land utilization districts. However, the RE District will generally maintain the same types of land uses permitted in the FR District. The primary difference between the two districts is that the RE District permits the creation and use of smaller lots than the FR District. In order to preserve natural features and to provide design flexibility in the FR and RE Districts, cluster development shall be permitted as described in Article 8.

It is the intent of the Township to retain property values and continued investment in land, and recognizes that updated dimensional zoning regulations create a situation in which previously approved parcels can no longer meet the Ordinance standards for minimum lot size. It is not the intent of the Township to create nonconforming parcels; therefore, Tyrone Township recognizes that parcels and lots created prior to March 18, 2018 with an associated open space were permitted based on the zoning regulations in effect at the time of their creation, and shall henceforth be considered in accordance with Article 26.10, Open Space Dependent Properties.

SECTION 4.01 PERMITTED PRINCIPAL USES

- A. Agriculture.** Agriculture, including general farming, truck gardening, fruit orchards, greenhouses, nurseries, and the customary farm buildings, except commercial feeding operations and feedlots.

- B. Dwellings.** Single family dwellings. See also Article 8 and Section 21.25.

- C. **Home Occupations.** See also Section 21.14.
- D. **Essential Services** excluding outside storage. (Site plan review according to Article 23 is required for all essential services.)
- E. **Stables.** Stables for breeding, rearing, and housing of horses, mules and similar domestic animals. See Section 21.28.
- F. **Storage.** Travel trailer storage - noncommercial. See Section 21.19.
- G. **Care Facilities.** Child and adult care facilities as permitted by Section 21.42.

SECTION 4.02 ACCESSORY USES BUILDINGS AND STRUCTURES. (See Section 21.02)

- A. **Accessory Buildings.** Buildings and structures customarily accessory to the operations of an agricultural enterprise.
- B. **Accessory Buildings.** Buildings and structures customarily accessory to single family residential houses.
- C. **Signs.** Outdoor advertising signs related to the permitted agricultural enterprise, provided that all such signs shall conform to the requirements of Article 27, herein.
- D. **Swimming pools.** See also 21.21.

SECTION 4.03 SPECIAL LAND USES

Due to the unique characteristics of special land uses, site plan review and issuance of a special land use permit according to Articles 22 and 23 are required.

- A. **Agri-Business** (as defined in Section 2.01). The accessory retail sale of agricultural products and similarly related uses when such commercial or tourist-based activity is conducted in conjunction with an additional agriculture- related use permitted in this Article and when such retail use is clearly incidental to the principal use of the property. Not less than fifty percent (50%) of the products offered for sale during a growing season shall be raised or produced on the same premises by the proprietor.

Besides retail sales and roadside stands, other commercial and tourism based uses may include, at the discretion of the Township, food service utilizing products (except livestock) grown on the site; retail sales of specialty products incorporating items

- grown or raised on site; tours of historic, natural, or educational areas on site; and special events as provided for in Section 22.05.R. See also Section 22.05.K, Section 25.11.C.13, and Section 25.11.C.25.
- B. Churches and Schools.** Churches, schools and other public facilities normally accessory thereto and subject to additional requirements in Section 22.05.D.
 - C. Cemeteries.** Public and private cemeteries. See also Section 22.05.C.
 - D. Golf Courses.** Golf courses, country clubs, and golf driving ranges that may or may not be operated for profit; also subject to additional requirements in Section 22.05.I.
 - E. Colleges and Universities.** Colleges, universities and other institutions of higher learning, public or private, offering courses in general, technical, professional, or religious education. See also Section 22.05.E.
 - F. Airports.** Airports and aircraft landing fields. See also Section 22.05.A.
 - G. Feedlots.** Feedlots and commercial feeding operations. See also Section 22.05.H.
 - H. Recreational Areas.** Recreational areas, institutional or community recreation centers, swimming pool or similar clubs, seasonal recreation areas, and other similar or unique recreational uses, whether public or private, and those uses found substantially similar by the Township may be considered subject to additional requirements in Section 22.05.F.
 - I. Kennels.** Kennels for dogs. See also Section 22.05.G.
 - J. Campgrounds.** Campgrounds and day camps. Campgrounds must comply with the minimum licensing requirements of Act 368 of 1978, and the additional township provisions listed in Section 22.05.B.
 - K. Care Facilities.** State licensed child and adult care facilities as permitted by Section 21.42.
 - L. Public utilities.** Public Utilities and telecommunications such as: electrical receiving transforming stations; radio, communications, microwave relay and transmitting antenna; television broadcasting and receiving towers, dishes or antennas. See also Section 21.32

- M. Hospitals.**
- N. Livestock sales.**
- O. Additional Housing.** Facilities for a single farm caretaker and his immediate family and seasonal farm workers directly associated with the operation of a farm as defined in Article 2.
- P. Contractor's Limited Storage.** Contractor's office which shall meet the requirements for a home occupation, and related storage of vehicles and equipment as permitted under Section 22.05.S.
- Q. Medical Marijuana Caregiver Operation.** A registered primary caregiver subject to the standards of Section 21.55 of this Ordinance, the Michigan Medical Marihuana Act, as amended, and the regulations of the State of Michigan Department of Community Health adopted pursuant to the Michigan Medical Marihuana Act.
- R. Zoological Park or Wildlife Sanctuary -** Permitted in the FR Farming Residential District only. United States Department of Agriculture (USDA)-accredited zoological parks and wildlife sanctuaries for the care, protection, and display of exotic and/or wild animals. In addition to the requirements of Article 22 Special Land Uses of this Ordinance, these facilities are also subject to the requirements of Section 21.58, Keeping and Display of Exotic Animals and Wild Animals.
- S. Utility-scale Solar Energy Facilities (in FR only).**

SECTION 4.04 REFERENCES TO ADDITIONAL STANDARDS AND REGULATIONS

The following list of references includes additional standards and regulations applicable to any proposed use in this district:

- Article 2: Definitions
- Article 8: CDO Cluster Development Option
- Article 20: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- Article 21: General Provisions: Regulations for single family dwellings; site condominiums; illegal dwellings; accessory uses, temporary structures; fences; reception antennas; limitations on clearing and grading site; open space design requirements, Medical Marijuana Caregiver Operation.
- Article 23: Site Plan Review and Project Evaluation Report

Tyrone Township Zoning Ordinance #36

- Article 24: Private Road and Shared Private Driveway Standards
- Article 25: Off-Street Parking and Loading Regulations
- Article 27: Outdoor Advertising and Sign Regulations
- Ord. 16: Subdivision Control Ordinance
- Ord. 25: Land Division Ordinance

REVISIONS:

- 2007 JULY - Added: Section 4.03.A.
- 2012 JUNE – Added: Section 4.03.P.
- 2013 OCTOBER – Added Section 4.03.Q Medical Marijuana.
- 2016 OCTOBER – Added Section 4.03.R Zoological Park or Wildlife Sanctuary.
- 2018 MARCH - Revised Section 4.00 Intent to address open space elimination.
- 2018 SEPTEMBER – Revised 4.03.H to include provisions for commercial recreational uses in the FR District.
- 2019 JULY - Added Section 4.03.S Utility-scale Solar Energy Facilities.