

Section 17.33 Agricultural-Based Tourism/Entertainment Activities

A. Location Requirements: Agricultural-Based Tourism/Entertainment activities are permitted by Special Use Permit in the Rural Residential and Suburban Residential District.

B. Site Requirements

1. Agricultural-Based Tourism/Entertainment activities shall be operated on the same premises as the principal agricultural use by the property owner or farm operator and shall be clearly incidental to the principal permitted agricultural use on the property. The allowance and use of such structures and land shall not alter the zoning of land in the Rural Residential zoning district, and such use shall not be deemed a commercial activity for zoning purposes.
2. The applicant shall show the relationship of the agri-business use to the primary agricultural use on the site. The final decision as to the use being agri-based shall be made by the Board of Trustees, unless protected by the Michigan Right to Farm Act, PA 93 of 1981(as amended).
3. Floor Area. The total floor area above finished grade (one or two stories) of any agri-business facility falling into this category, including retail space, shall be no larger than 10,000 square feet. The facility may consist of more than one building. Underground space is not limited to, and may be in addition to, the 10,000 square feet of floor area provided that it is below pre-existing ground level and has no more than one loading dock exposed.
4. Pre-Existing Buildings. Building(s) built prior to this amendment may be used for an agri-business provided that the area dedicated to the agribusiness is limited to 10,000 square feet. The Zoning Board of Appeals may consider variances from setbacks for such a pre-existing building if it shall first be determined that such extension shall not be harmful to public health, safety, or welfare, particularly with regard to surrounding property interests.
5. Size Requirements. The Planning Commission shall have the discretion to alter the size requirements if deemed necessary due to the requirements of the particular use, site considerations, or the potential impacts on adjacent properties.
6. The agri-business facility shall be designed to co-exist with the surrounding rural and agricultural land uses. The design of the facility shall achieve the following objectives:
 - a. The facility and the site shall be designed in a manner that maintains the rural and agricultural character of the original property.
 - b. There shall be no adverse impacts on adjacent properties.
7. Exception. These limitations on facility size shall not apply to structures engaged solely in the agricultural use of the site and not involved in the business aspects of the use.
8. Public Events / Private Events. An applicant who desires to host these events shall indicate as such in their application. They shall indicate the types of events, the frequency and number per year, the number of persons expected, the hours and other information as required by the Planning Commission for the understanding of the request.
9. Approval. The Township Board shall approve a facility's ability to host events when the applicant has demonstrated the largest event desired by the facility can be handled without significant adverse impacts to adjacent neighbors or Township facilities and services or otherwise creating a

detriment to public health, safety, or welfare.

C. Performance Standards:

1. The site plan for the use shall demonstrate how the facility will provide for circulation, parking, sanitation, trash collection, and noise, potential traffic impacts created by the proposed use and other factors during the events.
2. Setback requirements. All structures related to the agri-business shall meet the setback requirements for the zoning district in which it is located.
3. The Planning Commission shall have the ability to alter some of the standards herein or to require higher standards as necessary to protect the rural character of the community.
4. Parking. Parking shall comply with the requirements of Article 14 - Off-street Parking and Loading. Provisions shall be made to allow cars to turn off the road right-of-way and park outside of the right-of-way. Parking lots in the Rural Residential districts are not required to be paved.
5. Signs. Signage shall comply with the requirements of Article 15.5 B – Farm Signs.
6. The duration of use (i.e. seasonal, annual, weekends, every day etc.)
7. Hours of operation.
8. The special land use approval may specify a maximum number of events per year, number of persons per event, and hours for events.
9. Relationship of agri-business use and proposed development to the overall size of the parcel.
10. Other potential impacts on the Township or adjacent properties including but not limited to lighting, noise, dust, and drainage.
11. New Permit. In order to exceed the number of events approved by the Township Board or to host an event of increased intensity, the special use permit must be amended. Otherwise, a new permit is not required for each event.
12. All submittals may be reviewed by, including but not limited to, Township's attorney, planner, engineer, State agencies, Howell Area Fire Authority, Livingston County Sheriff Department, Livingston County Building Department, Livingston County Drain Commissioner, Livingston County Department of Environmental Health, Livingston County Road Commission before a final site plan may be recommended for approval, approval with conditions, or denial by the Planning Commission. Final approval, approval with conditions and or denial will be made by the Board of Trustees.

D. Buffering Requirements

1. Buffering requirements per Section 6.13 if necessary.