

# Village of Lake Isabella - Codified Ordinances

## Article XII – Planning & Zoning

### Chapter 1250 – Agricultural (A-1)

Adopted August 4, 1998 – Ordinance 1998-01

Last amended August 16, 2016 – Ordinance 2016-07

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Chapter 1250.01	Purpose
Chapter 1250.07	Site Development Standards
Chapter 1250.09	Additional Requirements

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#### **1250.01 PURPOSE**

It is recognized that the public health and welfare of the citizens of the Village of Lake Isabella, Isabella County, the State of Michigan and the United States are greatly dependent upon the sustenance and economic benefits provided by a viable agriculture industry. This district is intended to ensure that land areas within the village which are suited for production of food and fiber are retained for such production, whenever possible, and;

1. The A-1 District acknowledges that agriculture is a specialized form of industry characterized by the production through biological and botanical processes of saleable farm products as a result of the combination of raw materials (soils, seeds, plants, water and nutrients), manpower (farm labor and machinery), and energy (solar and power equipment).
2. Other specific purposes, in addition to family farm residences, for which this district is established include:
  - A. To preserve woodlands and wetlands associated with farms which, because of their natural physical features, are useful as water retention and groundwater recharge areas and as habitat for plant and animal life; and which have important aesthetic and scenic values which contribute to the unique character of the agricultural district.
  - B. To control the conversion of agricultural land to scattered non-farm development which, when unregulated, unnecessarily increases the cost of public services to all citizens and results in the premature disinvestment in agriculture.

#### **1250.03 SITE DEVELOPMENT STANDARDS**

1. All lands within this district which are also within the Waterfront–Shoreland District as defined in Chapter 1252 must meet the site development standards and other provisions outlined in Chapter 1252.

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2. The use of land and structures within the Agricultural (A-1) District shall meet the dimensional requirements and other requirements of the codified ordinances of the Village of Lake Isabella.
3. For parcels where the MDOT adopted landing approach pattern is applicable, development shall not be permitted which allows for steam, smoke, glare, lighting, landscaping, height or residential use in conflict with the adopted safety zone patterns. To the extent possible, development shall be done in manner to create the greatest distance possible from structures to the center-line of the runway.

### **1250.05          ADDITIONAL REQUIREMENTS**

1. All farm buildings and accessory structures shall be sited at least 60 feet from the lot lines when adjoining a residential district or a minimum of 300 feet from an existing neighboring residential dwelling.
2. Roadside stands may be allowed. Such activity must provide access to an off-street parking area on the property. Parking requirements do not need to conform to parking standards in Chapter 1292.