

ZONING

27 Attachment 3

Township of Ferguson

§ 27-205.3 Agricultural Research (AR) District Quick [Amended by Ord. No. 1076, 3/15/2022; Ord. No. 1087, 2/21/2023]

AREA AND BULK CATEGORY	PRINCIPAL USES	ACCESSORY USES				
		Area and Bulk Categories				
1	Administrative Office Buildings (associated with Advanced Agricultural Research)	P				
1	Advanced Agricultural Research	P				
1	Agriculture	P				
1	Agriculture/Environmental Education Program	P				
1	Any Use Performed by the State Game Commission	P				
1	Bird and Wildlife Sanctuaries/Fish Hatcheries	P				
1	Exhibit Halls and Museums	P				
1	Forestry	P				
1	General Natural Resource Research	P				
1	General Weather, Radio and Satellite Research	P				
1	Nature Education Centers	P				
1	Recreation Facilities for Employees, Faculty & Students	P				
1	Storage of Land Clearing Material	C				
2	Farm Markets	C				
2	Tasting Facilities	P				
3	Archery and Shooting Ranges, Indoor	P				
3	Community Gardens	P				
3	Emergency Services (Ambulances, Fire, Police)	P				
3	Essential Services – Type 1	C				
3	Park and Outdoor Recreational Facilities, Neighborhood, Public	P				
3	Park and Outdoor Recreational Facilities, Community, Public	P				
3	Park and Outdoor Recreational Facilities, Regional, Public	P				
3	Places of Assembly, Neighborhood	P				
3	Places of Assembly, Community	P				
3	Places of Assembly, Regional	P				
3	Solar Energy Systems (PSES)	C				
4	Communication Facilities*	C				
4	Communications Towers*	C				
4	Wind Energy Systems	C				
			1	2	3	4
	Use					
	Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	
	Agriculture/Environmental Education Program	P	P	P		
	Agritourism	P	P	P		
	Agriculture	P	P	P		
	Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P	
	Communication Facilities*	C		C		
	Communication Towers*	C		C		
	Community Gardens	P	P	P	P	
	Composting – Small Scale	P	P	P	P	
	Day and Overnight Camping	P		P		
	General Storage to include Boat and RVs	P				
	Farm Structures, Traditional-Scale	P	P	P	P	
	Farm Structures, Non-Traditional-Scale	P	P	P	P	
	Food Trucks	P	P	P		
	Incinerators	P				
	Offices, Laboratories, Work Areas Related to Administrative/Research Activities	P	P			
	Silos	P	P			
	Temporary Facilities Related to Advanced Agricultural Research	P	P			
	Welding Shops, Small Engine Repair	P				

DIMENSIONS		AREA AND BULK CATEGORIES						
		1	2	3	4	5		
Minimum	Lot Size	C	10 ac	2 ac	5 ac	n/a	n/a	
	Lot Width	A	at Building Setback Line	300 ft	150 ft	150 ft	150 ft	n/a
			at Street Line	300 ft	150 ft	150 ft	150 ft	n/a
	Setback	D	Front Yard, for Principal Use on Local/Collector Street	50 ft	50 ft	50 ft	500 ft	n/a
			Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	500 ft	n/a
E		Side Yard, for Principal Use	100 ft	100 ft	100 ft	500 ft	n/a	
		F	Rear Yard, for Principal Use	75 ft	75 ft	75 ft	500 ft	n/a
Maximum	Height	G	Principal Structure	40 ft	40 ft	40 ft	200 ft	n/a
		H	Accessory Structure	40 ft	40 ft	60 ft	20 ft	n/a
Coverage		Building	10%	30%	n/a	n/a	n/a	
		Impervious Surface	10%	50%	10%	n/a	n/a	

AREA AND BULK CATEGORIES:

- 1 – agricultural, conservation, research, and institutional uses
- 2 – agriculture-related businesses
- 3 – non-agricultural/non-residential/other uses
- 4 – utility and communication facilities

*See §27-710-Wireless Communication Facilities for applicable Setback and Height requirements.

