

# ARTICLE 9 - AGRICULTURE AND FORESTRY MANAGEMENT DISTRICT (M-AF)

## SECTION 9.1. PURPOSE

Agriculture and Forestry Management Districts are those areas where farming, dairying, forestry operations and other such rural-type activities exist and should be preserved or encouraged. They include areas which, although not currently so used, have a potential for agriculture and forestry. Large vacant areas, fallow land and wooded areas may also be included. Although the demand for other uses in these districts may ultimately outweigh their use as zoned, any such zoning changes should be made cautiously with the realization that adequate food supply and timber resources are essential to the health and welfare of the county, state and nation.

## SECTION 9.2. PERMITTED USES

- 9.2.1. Single Family Dwellings and Two Family Dwellings **(Rev. 03/28/12, Amendment #108).**
- 9.2.2. Commercial Farm Buildings. **(Rev. 10/24/13, Amendment #120)**
- 9.2.3. Commercial Farms. **(Rev. 10/24/13, Amendment #120)**
- 9.2.4. Greenhouses and [nurseries](#).
- 9.2.5. Markets for the sale of products grown or produced upon the premises together with incidental products related thereto not grown or produced upon the premises but which are an unsubstantial part of said business.
- 9.2.6. [Home occupations](#) as defined in this ordinance.
- 9.2.7. [Essential services](#).
- 9.2.8. Cemeteries.
- 9.2.9. Private aircraft landing strips.
- 9.2.10. Level 1 SES-PV Systems in accordance with Section 17.30.6.A **(Rev. 03/01/19, Amendment #150)**
- 9.2.11. Tree farms, forest production and forest harvesting operations including portable sawmills, log storage yards and related activities.
- 9.2.12. Hunting grounds, fishing sites and wildlife preserves.
- 9.2.13. Private hunting and fishing cabins. **(Rev. 04/28/00, Amendment #14)**
- 9.2.14. Private Storage Buildings, Private Storage/Workshop Buildings and Agricultural/Private Storage/Workshop Buildings **(Rev. 04/12/07, Amendment #67) (Rev. 10/24/13, Amendment #120)**
- 9.2.15. Hobby Farm Buildings. **(Rev. 10/24/13, Amendment #120)**
- 9.2.16. Hobby Farms. **(Rev. 10/24/13, Amendment #120)**
- 9.2.17. Type I, Level 2 SES-PV Systems in accordance with Section 17.30.6.B **(Rev. 03/01/19, Amendment #150)**

DEFINITIONS	RESIDENTIAL	COMMERCIAL	AG/FOREST	LK & STREAM	NAT RIVERS
SPECIAL USE	SITE PLAN	VARIANCE	SIGNS	SETBACKS	ZONING MAPS

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## SECTION 9.3.

### USES REQUIRING SPECIAL LAND USE PERMITS

- 9.3.1. See [ARTICLE 17, SUPPLEMENTAL REGULATIONS](#) for standards and conditions for special uses and [ARTICLE 18, SPECIAL LAND USE \(SLU\) PERMIT PROCEDURES AND STANDARDS](#) for instructions on applying for permits.
- 9.3.2. Motor vehicle sales and/or repair facility. (Rev. 11/27/18, Amendment #149)
- 9.3.3. Assembly, educational or social event facilities (Rev. 09/01/17, Amendment #140).
- 9.3.4. Public parks and recreational areas, playgrounds and campgrounds. (Rev. 09/01/17, Amendment #140)
- 9.3.5. Bar and Restaurant. (Rev. 01/16/18, Amendment #144)
- 9.3.6. Commercial Hunting and fishing cabins. (Rev. 04/28/00, Amendment #14)
- 9.3.7. Golf courses, country clubs and sportsmen's associations or clubs.
- 9.3.8. Retail sales establishment, small-scale convenience. (Rev. 11/27/18, Amendment #149)
- 9.3.9. Resorts, resort hotels, recreation farms, vacation lodges, motor inns, motels and other tourist lodging facilities.
- 9.3.10. Slaughter houses and meat packing plants.
- 9.3.11. Travel trailer courts, tenting areas and general camping grounds.
- 9.3.12. Public airports and landing fields, with appurtenant facilities.
- 9.3.13. Non-essential public utility and service buildings.
- 9.3.14. Adult Daycare Center, Assisted Living Center or Health Care Living Center. (Rev. 09/01/17, Amendment #141)
- 9.3.15. Animal [feedlots](#) or piggeries.
- 9.3.16. Earth removal, quarrying, gravel processing, mining and related mineral extraction businesses.
- 9.3.17. [Commercial kennels](#), pet shops, and veterinary hospitals according to Section 17.16. (Rev. 11/23/09, Amendment #81)
- 9.3.18. [Junk yards](#), salvage yards and waste disposal sites. (Rev. 04/26/08, Amendment #75)
- 9.3.19. Commercial composting (Rev. 04/28/00, Amendment #14)
- 9.3.20. [Contractor's Yards](#), provided all of the following requirements are met: (Rev. 12/24/03, Amendment #26)
  - 9.3.20.1. Minimum 10 acre parcel.
  - 9.3.20.2. Minimum 330' of road frontage / lot width.
  - 9.3.20.3. Minimum Setbacks: 100' front; 75' side; 100' rear.
  - 9.3.20.4. All related equipment and materials must be stored within an enclosed building, not to exceed 5,000 square feet, or screened from view from public or private roads and adjoining properties under different ownership behind a wooden fence or greenbelt.
  - 9.3.20.5. Buildings and uses permitted herein shall only be approved for parcels occupied by the parcel owner and which shall contain the owner's primary residence.
- 9.3.21. [Public](#) and [private wind generation](#) and [anemometer towers](#). (Rev. 06/17/04, Amendment #31)

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- 9.3.22. Uses which are not expressly authorized in any zoning district, either by right or by special use permit, or uses which have not been previously authorized by the Planning Commission pursuant to this subsection or corresponding subsections in other zoning districts may be allowed in this zoning district by special use permit if the Planning Commission determines that the proposed use is of the same general character as the other uses allowed in this zoning district, either by right or by special use permit, and the proposed use is in compliance with the applicable requirements of the Cheboygan County Comprehensive Plan for this zoning district. **(Rev. 04/26/08, Amendment #75)**
- 9.3.23 [Child Caring Institutions](#), subject to the requirements of Section 17.24. **(Rev. 04/28/10, Amendment #85)**
- 9.3.24 Indoor Storage Facilities, subject to requirements of section 17.27.1. **(Rev. 05/25/13, Amendment #116)**
- 9.3.25 Planned Projects subject to provisions of Section 17.28. **(Rev. 05/25/13, Amendment #116)**
- 9.3.26 Type II, Level 2 SES-PV Systems in accordance with Section 17.30.6.B **(Rev. 03/01/19, Amendment #150)**
- 9.3.27 Level 3 SES-PV Systems in accordance with Section 17.30.6.C **(Rev. 03/01/19, Amendment #150)**
- 9.3.28 Waste Hauler Facilities in accordance with Section 17.31.2 and 17.31.6 **(Rev. 08/22/21, Amendment #161)**

### SECTION 9.4. SUPPLEMENTAL REQUIREMENTS FOR M-AF AGRICULTURE AND FORESTRY MANAGEMENT ZONING DISTRICT

**(Rev. 11/28/15, Amendment #131)**

- 9.4.1. A 40 ft setback shall be required for structures from the shoreline's ordinary high water mark (measured horizontally and perpendicular to the shoreline) of any stream, pond or lake which can be identified on the U.S. Geological Survey Maps of the 7.5' quadrangle series of Cheboygan County. Ground decking and patios without railings and which are less than thirty (30) inches above the natural grade at the deck building line may extend into the setback area but not nearer to the shoreline than twenty five (25) feet. Walkways and pathways, if not wider than eight (8) feet, are not restricted by this paragraph.

DEFINITIONS

RESIDENTIAL

COMMERCIAL

AG/FOREST

LK & STREAM

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SITE PLAN

VARIANCE

SIGNS

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