

**PLEASANTON ZONING ORDINANCE ARTICLE 35: DISTRICT RA-1
RESIDENTIAL - AGRICULTURAL**

[**Annotation:** Zoning District Classification: 3465]

3501. - PURPOSE:

It is the intent of this district to provide for neighborhoods of a rural character with a mix of forestry practices, agricultural practices, residential use, resort-residential uses, small retail and service businesses in a homogeneous manner while at the same time discouraging manufacturing, wholesale, major retail.

3502. - USE REGULATION:

Permitted uses by permit authorized pursuant to Section 8401 et-seq of this Ordinance.

- A. Dwellings and Duplexes:
 - 1. Home occupations. See Section 503 of this Ordinance.
- B. State licensed residential facilities. See Section 503 of this Ordinance.
- C. Parks
- D. Agricultural establishments [01 and 02]
- E. Forestry [08]
- F. Logging [241]
- G. Educational services [82]
- H. Family Day Care Home and Group Day Care Home [835], See Section 503 of this Ordinance.
- I. Churches [8661]
- J. Fire Protection [9224]
- K. Signs
- L. Accessory buildings, structures and uses to the above.
- M. Bed and Breakfast

3503.-SPECIAL USE:

Special uses by permit authorized pursuant to Section 8601 et. seq. of this Ordinance.

- A. Mobile home parks
- B. Sand, gravel and mineral extraction [14]
- C. Electrical, gas and sanitary services [49]
- D. Farm machinery and equipment sales establishments [5083]
- E. Farm supply establishments [5191]
- F. Miscellaneous general merchandise stores [539]
- G. Auction rooms [5999]
- H. Campgrounds, trailer parks [703]
- I. Automotive repair shops [7538]
- J. Oil and Gas processing or sweetening facilities
- K. Communication facilities [48, except 489]
- L. Golf Courses
- M. Planned Unit Developments

3504.-MINIMUMS:

- A. Minimum parcel area - 2 acres with minimum road frontage of 200 feet.
- B. Minimum setback, including all accessory buildings.
 - 1. Front - 83 feet. Measured from centerline of road, as determined by the Manistee County Road Commission or Zoning Administrator.
 - 2. Rear-20 feet
 - 3. Side-10 feet
 - 4. Minimum setback from the water's edge of any lake, stream, creek, river or wetland area - 100 feet
- C. Minimum floor area - 840 square feet

3505. - SPECIAL CRITERIA:

In addition to the criteria for use approval contained in Section 1001 et. seq. of this Ordinance (General Provisions), the following standards shall be applied in considering a use permit application in the Residential - Agricultural District RA - 1.

The proposed use shall be situated in a manner so as to reduce to a minimum the amount of productive agricultural land, which is converted to the proposed use.