

ARTICLE 5: DISTRICT REGULATIONS

Section 5.0 – General (All Districts)

A. Permitted Uses

Permitted uses in all districts shall be limited to the uses listed in **Table 5.11: Table of Uses Permitted by Right and Special Land Uses**.

B. Uses by Special Land Use Permit

Permitted Special Land Uses in all districts shall be limited to the uses listed in **Table 5.11: Table of Permitted and Special Land Uses** and shall be subject to the provisions of **Article 7: Site Plan Review**, **Article 8: Special Land Uses** and the applicable portions of **Article 9: Supplemental Regulations**.

C. Area and Height Regulations

No building or structure shall hereafter be erected, altered or enlarged unless the height, setback, and lot requirements in **§5.10: Schedule of Regulations** are provided and maintained in connection with such building, erection, alteration or enlargement. Legal nonconforming structures and buildings shall be regulated by **Article 6**.

Section 5.1 - (R-1) Single-Family Residential District

Purpose: This district is established to provide for the most restricted desirable residential area to protect from problems normally associated with residential, recreational and seasonally occupied developments. The primary goals are the preservation of water quality, protection of aesthetic or historic areas, the protection of sound low-density residential development, promotion of recreational facilities for public use, and the minimization of adverse environmental impacts of urban development.

Section 5.2 – (R-2) Low- to Medium-Density Residential District

Purpose: This district is designed to permit a more varied density of residential development than that provided in the R-1 Single-Family Residential District.

Section 5.3 – (R-3) Multiple-Family Residential District

Purpose: This district is designed to provide a location within the Township for dwelling units containing a mixture of densities and housing types. Those structures which offer an alternative to single-family detached housing (while still adhering to the low to medium density character of the

community) will be permitted in this zone.

Section 5.4 - (R-4) Manufactured Housing Community District

Purpose: The purpose of this district is to provide for the development of Manufactured Housing Communities in the Township.

Section 5.5– (AG) Agricultural District

Purpose: This district is intended to preserve and provide for large tracts of land for farming and forestry and other rural activities. Large vacant areas, fallow land and wooded areas may be included.

Section 5.6– (FR) Forest Recreational District

Purpose: This zoning district is provided to promote the proper use, enjoyment, and conservation of the water, land, topographic and forest land resources of the township which are particularly adapted to general, recreational, and forest uses.

Section 5.7– (C) Commercial District

A. **Purpose:** This district is intended to provide for the construction or continued use of land for general community-wide commercial and service uses and to provide for orderly development and concentration of such uses to satisfy the needs of the overall community.

B. Other Development Regulations

1. A site plan shall be submitted for each permitted use in this zoning district in accordance with **Article 7** of this Ordinance. Said plan shall indicate or illustrate how the requirements of this section are being met.
2. All outside storage areas for trash shall be enclosed by a six (6) foot high solid wall or fence.
3. A greenbelt and/or buffer strip, as defined herein, shall be provided when a commercial use in this zone abuts a residential use or a conservation resources use on either of the side lot lines or on the rear lot line. This may be provided as part of the side setback or rear setback requirement.

Section 5.8– (CF) Community Facilities District

A. **Purpose:** This district is designated as a district to serve the local populace. The activities permitted within this zone are compatible with each other and are designed to promote

efficiency in the administration of local services.

B. Other Development Regulations

1. A site plan shall be submitted for each permitted use in this zoning district in accordance with **Article 7** of this Ordinance. Said plan shall indicate or illustrate how the requirements of this section are being met.
2. All outside storage areas for trash shall be enclosed by a six (6) foot high solid wall or fence.
3. A greenbelt and/or buffer strip, as defined herein, shall be provided when a commercial use in this zone abuts a residential use or a conservation resources use on either of the side lot lines or on the rear lot line. This may be provided as part of the side setback or rear setback requirement.

Section 5.9– (I) Industrial District

A. **Purpose:** The purpose of this district is to provide areas for industrial sites occupied by manufacturing plants, assembling and fabrication activities including large scale or specialized industrial operations, laboratories, distribution warehouses and similar uses. It is the intent of this district to permit only those industrial operations having characteristics which emit a minimum amount of discernible noise, vibration, smoke, dust, dirt, glare, toxic materials, offensive odors, gases, electromagnetic radiation or any other physically adverse effects which are discernible beyond the lot lines of the parcel upon which the industrial activity is located. Since this area is not anticipated to be served by public water or sewer systems in the foreseeable future, development regulations will contain groundwater protection standards.

B. Other Development Regulations

1. A site plan shall be submitted for each permitted use in this district in accordance with **Article 7** of this Ordinance. Said plan shall indicate or illustrate how the requirements of this section are being met.
2. All outside storage areas for trash shall be enclosed by a six (6) foot high solid wall or fence.
3. A greenbelt and/or buffer strip, as defined herein, shall be provided when an industrial or commercial use abuts a residential use on either of the side lot lines or on the rear lot line. A greenbelt and/or buffer strip, as defined herein, shall be provided whenever outdoor storage areas or operational activities abut a public street that extends through the Industrial District and serves non-industrial areas. This may be provided as part of the side setback or rear setback requirement. The buffer strip may be composed of vegetation, fencing, walls, or a combination therein as determined by the Planning Commission.

4. When discontinued or abandoned, the site shall be left in a reusable condition and free of hazards related to dangerous structures, pits, pools, excavations, electric circuits, and similar features.

Section 5.10 – Schedule of Regulations

Zoning District	District Name	Minimum Lot Area ¹		Maximum Height of Structure ²	Minimum Setbacks				Minimum Floor Area ³	Maximum % of Lot Coverage ⁴	Section Index
		Area	Width		Feet	Front	Interior Side	Corner Side			
R-1	Single-Family Residential	20,000 ft ²	100'	32'	40'	10'	10'	40'	800 ft ²	50%	5.1
R-2	Low to Medium Density Residential	20,000 ft ²	100'	32'	40'	10'	10'	40'	800 ft ² (a)	35%	5.2
R-3	Multiple-Family Residential (see section 9.17 for setbacks for multiple-family)	20,000 ft ² (40,000 ft ² for multiple-family)	100' (200' ft ² for multiple-family)	32'	40'	10'	10'	40'	800 ft ² (a)	35%	5.3
R-4	Manufactured Housing Community District	10 acres per park	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	5.4
AG	Agriculture	10 acres	300'	32'	40'	10'	10'	40'	800 ft ²	35%	5.5
FR	Forest Recreational	20,000 ft ²	100'	32'	40'	10'	10'	40'	800 ft ²	35%	5.6
C	Commercial	n/a	n/a	32'	40' (c)	5' (d)	10'	20'	n/a	n/a	5.7
CF	Community Facilities	40,000 ft ²	100'	32'	40'	10'	20'	40'	n/a	n/a	5.8
I	Industrial	40,000 ft ²	100'	32'	75'	10'	20'	40'	n/a	n/a	5.9

¹ Each lot will not exceed a depth to width ratio of 4:1 except as allowed by Act 288 of 1967 (Land Division Act) section 560.109 (1b) (The municipality having authority to review proposed divisions may allow a greater depth to width ratio than that otherwise required based on exceptional topographic or physical conditions with respect to the parcel and compatibility with surrounding lands.) The depth to width ratio requirements of this land division do not apply to parcels larger than then (10) acres.

² Height regulations shall apply to any area that could be used as living or commercial space (belfries, etc.), but shall not apply to areas that could not be used for living or commercial space (chimneys, etc.). Height restrictions do not apply to agricultural accessory structures, wind turbines, anemometer towers, radio and television towers, telecommunication towers and related facilities.

³ Applies to permanent dwelling units and does not include seasonal cottages, cabins, motels or similar uses.

⁴ Applies to percentage of lot coverage by permanent structures.

Schedule of Regulation Footnotes:

- (a) Each multiple-family dwelling unit in this zoning district shall have a minimum of six hundred (600) square feet of usable floor area exclusive of unenclosed porches, garages, and basements.
- (b) Manufactured Housing Communities shall be developed and licensed pursuant to the requirements of the Michigan Manufactured Housing Commission, Public Act 96 of 1987 and any rules promulgated pursuant to this Act, as amended. This includes but is not necessarily limited to compliance with Michigan Manufactured Housing Commission regulations concerning internal roads, parking requirements, fencing, screening, unit spacing and recreational and open spaces. All other uses shall comply with the area and height regulations of the R-2 District.
- (c) Where established buildings on adjacent lots vary from this minimum, a new building may be constructed with a front setback equal to the average setback of the existing buildings on immediately adjacent lots. This shall not be interpreted to require a front setback of more than forty (40) feet nor less than fifteen (15) feet. In addition, if parking and loading spaces are confined to the rear of the principal structure, the required front yard setback may be reduced to twenty (20) feet but no less than the average setback of existing buildings on immediately adjacent lots.
- (d) Side yards may be omitted if walls abutting adjacent buildings are of fireproof construction and wholly without openings or as otherwise specified in the Building Code. Where a side yard abuts a lot with a residential use, there shall be provided a setback of not less than twenty (20) feet on the side abutting the residential use.

ALCONA TOWNSHIP ZONING DISTRICTS	
R-1	SINGLE-FAMILY RESIDENTIAL DISTRICT
R-2	LOW- TO MEDIUM-DENSITY RESIDENTIAL DISTRICT
R-3	MULTIPLE-FAMILY RESIDENTIAL DISTRICT
R-4	MANUFACTURED HOUSING COMMUNITY DISTRICT
AG	AGRICULTURAL DISTRICT
FR	FOREST RECREATIONAL DISTRICT
C	COMMERCIAL DISTRICT
CF	COMMUNITY FACILITIES DISTRICT
I	INDUSTRIAL DISTRICT

USE CATEGORIES	
RESIDENTIAL	PUBLIC FACILITIES
HUMAN CARE AND SOCIAL ASSISTANCE	CONSTRUCTION
EDUCATION AND INSTITUTIONAL SERVICES	UTILITIES/ENERGY/COMMUNICATIONS
ARTS, ENTERTAINMENT AND RECREATION	MANUFACTURING/INDUSTRIAL/WHOLESALE/WASTE MGMT
ACCOMODATION AND FOOD SERVICES	TRANSPORTATION/WAREHOUSING/STORAGE
GENERAL COMMERCIAL/BUSINESS/SERVICE	AGRICULTURE/FORESTRY/FISHING/HUNTING
RETAIL TRADE	

TABLE 5.11: TABLE OF USES PERMITTED BY RIGHT & SPECIAL LAND USES

R = Permitted by right S = Permitted with a Special Use Permit † SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS APPLY (ARTICLE 9)	R-1	R-2	R-3	R-4	AG	FR	C	CF	I
RESIDENTIAL USES									
<i>Accessory Buildings/Structures</i>	R	R	R	R	R	R	R	R	R
<i>Dwelling Units in Support of Commercial Establishment</i>					R	R	R		S
<i>Home Occupations/Cottage Industry</i>	R	R	R	R	R	R			
<i>Manufactured Housing Community</i>				S†					
<i>Multiple-Family Dwelling</i>			S†						
<i>Senior Citizen Apartment Complex</i>		S	S			S	S		
<i>Townhouses/Condominiums</i>		S	S						
<i>Planned Unit Development</i>		S†	S†		S†	S†	S†	S†	S†
<i>Secondary Dwelling Units</i>		R†	R†	R†	R†	R†			
<i>One-Family Dwelling (year round & seasonal)</i>	R	R	R	R	R	R			
<i>Two-Family Dwelling</i>		R	R	R	R	R			
<i>Amateur Radio Antennae (roof- or ground-mounted)</i>	R	R	R		R	R	R	R	
<i>Platted Subdivisions</i>	R								
<i>Keyhole Development</i>	S†								
HUMAN CARE AND SOCIAL ASSISTANCE									
<i>Child Day Care Services (see following)</i>									
<i>Family Child Care Home</i>	R	R	R	R	R	R			
<i>Group Child Care Home</i>	S†	S†	S†	S†	S†	S†			
<i>Child Care Center or Day Care Center</i>							R†		
<i>Health Care Clinics/Dental Clinics</i>							R		
<i>Hospitals</i>								R	
<i>Nursing & Residential Care Facilities (see following)</i>									
<i>State-Licensed Residential Facilities (6 or less adults)</i>	R	R	R	R	R	R			
<i>State-Licensed Residential Facilities (more than 6 adults)</i>		S	S						
<i>Nursing/Convalescent Home</i>		S	S					S	
<i>Other Residential Care Facilities (substance abuse, correctional)</i>		S	S					S	
<i>Social Assistance (see following)</i>									
Individual & Family Services							R	R	
<i>Community/Emergency & Other Relief Services</i>							R	R	
<i>Vocational Rehabilitation Services</i>							R	R	
EDUCATIONAL & INSTITUTIONAL SERVICES									
<i>Private instructional facilities</i>							R	R	
<i>Public or private schools</i>							R	R	
<i>Religious Institutions</i>	S	S	S		S	S	S		

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ARTS, ENTERTAINMENT, AND RECREATION									
<i>Amusement Arcades</i>							R		
<i>Boat & Canoe Liveries</i>					R	R			
<i>Bowling Centers/Billiard Clubs</i>							R		
<i>Docks, Launch Ramps, Associated Parking Area, and other water-related supportive uses (provided they are located a minimum of fifty (50) feet from a residential use.</i>	S	S	S		R	R			
<i>Fitness/Recreational Sports Centers/Indoor Skating Rinks</i>							R		
<i>Golf Courses/Country Clubs</i>					S	S			
<i>Nature Parks & Recreation Areas (private)</i>					R	R	R		
<i>Museums</i>							R	R	
<i>Outdoor Recreational Facilities (private) (ex: mini golf, go-karts)</i>					S [†]	S [†]	S [†]		
<i>Performing Arts Companies; Dance, Music, Voice Studio</i>							R	R	
<i>Private Clubs; Lodges</i>	S	S	S		R	R	R		
<i>Shooting Range (in a completely enclosed building)</i>							S		
<i>Spectator Sports Arenas (private)</i>					S		R		
<i>Sports Clubs</i>					R	R			
<i>Theaters</i>							R		
<i>Theaters – Drive-In</i>							R		
<i>Zoos & Botanical Gardens</i>					S	S	S		
ACCOMMODATION AND FOOD SERVICES									
<i>Bakeries</i>							R		
<i>Bed & Breakfasts</i>		S [†]	S [†]		S [†]	S [†]			
<i>Caterers</i>							R		
<i>Campgrounds & Travel Trailer Parks</i>					S [†]	S [†]			
<i>Drinking Establishments (bars and taverns)</i>							R		
<i>Food Service Contractors</i>							R		
Hotels & Motels							R		
<i>Mobile Food Services</i>							R		
<i>Resorts</i>					S	S	R		
<i>Restaurants without Drive-Through</i>							R		
<i>Restaurants with Drive-Through</i>							R [†]		
<i>Rooming Houses</i>		S	S		S	S			
<i>Tourist Homes</i>		S [†]	S [†]		S [†]	S [†]			

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GENERAL COMMERCIAL/BUSINESSES/SERVICES									
<i>Automotive Body/Paint/Interior & Glass Repair</i>							S [*]		
<i>Automotive Mechanical & Electrical Repair & Maintenance</i>							S [*]		
<i>Automotive Service Stations/ Oil Change & Lubrication Shops</i>							S [*]		
<i>Business, Labor, Political & Like Organizations</i>							R		
<i>Carwashes</i>							R [*]		
<i>Cemeteries</i>					R [*]	R [*]		R [*]	
<i>Commercial/Industrial Equipment Rental/Leasing/Sales Yards</i>							R		
<i>Commercial Equipment Repair & Maintenance</i>							R		
<i>Dry Cleaning & Laundry Services</i>							R		
<i>Electronic & Precision Equipment Repair & Maintenance</i>							R		
<i>Extermination & Pest Control Services</i>							R		
<i>Financial Institutions</i>							R		
<i>Financial Institutions with drive-through</i>							R [*]		
Funeral Homes & Mortuaries							R		
Furniture Refinishing							R		
<i>General Rental Centers</i>							R		
<i>Interior Designers/Showrooms</i>							R		
Laboratories							R	R	R
<i>Personal & Household Goods Repair & Maintenance</i>							R		
<i>Personal Services (barber/beauty shops, tailoring)</i>							R		
<i>Pet Care (except Veterinary and Animal Shelters)</i>							R		
<i>Photofinishing/Photographers</i>							R		
<i>Printing/Publishing/Copying/Newspaper Office</i>							R		
<i>Professional Cleaning Services</i>							R		
<i>Professional Offices/Real Estate Offices/Insurance Offices</i>							R		
<i>Sexually Oriented Businesses</i>							S [*]		
<i>Tattoo/Piercing Parlor</i>							S		

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RETAIL TRADE									
Building Material & Garden Equipment & Supplies Dealers					S		R		
<i>Electronics & Appliance Stores</i>							R		
<i>Clothing & Clothing Accessories Stores</i>							R		
<i>Florists</i>							R		
<i>Food & Beverage Stores; Bakery</i>							R		
<i>Furniture & Home Furnishings Stores</i>							R		
<i>General Merchandise Stores; Medical Supplies; Pharmacy</i>							R		
<i>Hardware Stores</i>							R		
<i>Health & Personal Care Stores</i>							R		
<i>Home Improvement Centers</i>							R		
<i>Manufactured Home Dealer</i>							S ¹		
<i>Movie Rental Stores</i>							R		
<i>Office Supply Stores</i>							R		
Outdoor sales facilities (open air sales)							R ¹		
Pawn Shops/Resale Shops							R		
<i>Small-Scale Craft Making (i.e. cabinet shop, candle-making, etc)</i>							R		
<i>Sporting Goods, Hobby, Book & Music Stores</i>							R		
<i>Truck and heavy equipment sales/service establishments</i>					S		S ¹		
<i>Vehicle Dealers & Leasing</i>							S ¹		
PUBLIC FACILITIES									
<i>Community Centers</i>							R	R	
<i>General Government Administration Facilities</i>							R	R	
<i>Libraries</i>							R	R	
<i>Police/Fire Stations</i>							R	R	
<i>Public Parks, Playgrounds, and Recreation Areas</i>	R	R	R	R	R	R	R	R	
CONSTRUCTION									
Building, Developing & General Contracting (no outside storage of materials)					R	R	R		R
Storage Facilities for Building Materials/Contractor's Equipment					S ¹	S ¹	R ¹		R ¹
Special Trade Contractors (ex: electrical, plumbing)					S	S	R		R

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UTILITIES/ENERGY/COMMUNICATIONS									
<i>Commercial Wind Energy Facilities and Anemometer Towers</i>					S [†]	S [†]	S [†]		S [†]
<i>On-Site Wind Energy Systems</i>	R [†]	R [†]	R [†]		R [†]	R [†]	R [†]	R [†]	R [†]
<i>Public utility facilities (without storage yards)</i>								S	R
<i>Public utility facilities (with storage yards)</i>								S [†]	R [†]
<i>Antenna co-located on existing telecommunications towers or alternative tower structures</i>					R [†]	R [†]	R [†]		
<i>Telecommunications Towers & Facilities & Alternative Tower Structures</i>					S [†]	S [†]	S [†]		
MANUFACTURING/INDUSTRIAL/WHOLESALE TRADE/WASTE MANAGEMENT									
<i>Bulk Storage and Distribution Facilities for Petroleum and Gas Products, Paint and Chemicals</i>									S
<i>Computer, Electronic, & Appliance Product Mfg</i>									R
<i>Dry Bulk Blending Plants</i>									R
<i>Food/Beverage Processing and Packaging</i>									R
<i>Furniture & Related Product Mfg</i>									R
<i>Glass Products Manufacturing</i>									R
<i>Industrial Parks</i>									R
<i>Junkyards/Landfills/Salvage Yards</i>									S [†]
<i>Leather & Allied Product Mfg</i>									R
<i>Mines, quarries, gravel pits, and materials processing</i>						S [†]			S [†]
<i>Miscellaneous Mfg</i>									R
<i>Oil and Gas Processing Facilities</i>									S
<i>Printing & Related Support Activities</i>							R		R
<i>Recycling Facilities /Transfer Stations</i>									S
<i>Textile & Apparel Mfg</i>									R
<i>Tool, Die, Gauge, Metal, Machine shops</i>									R
<i>Waste Collection Services</i>									S
<i>Waste Treatment & Disposal Services</i>									S
<i>Wholesale Trade</i>							R		R
<i>Wood Product Mfg</i>									R
TRANSPORTATION SERVICES/WAREHOUSING/STORAGE									
<i>Airports & Landing Fields</i>					S [†]				S [†]
<i>Couriers/Parcel Packing/Delivery Establishments</i>							R		R
<i>Postal Service</i>							R	R	R
<i>Rail yards</i>									S
<i>Scenic/Sightseeing Transit/Ground Passenger Transportation</i>							R		R
<i>Truck Transportation Facilities</i>									R
<i>Warehousing & Storage</i>							R [†]		R [†]

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AGRICULTURE, FORESTRY, FISHING AND HUNTING									
<i>Agricultural Business related to the sale of field crops, forest products, and livestock raised or cultivated on the property</i>					R	R			
<i>Agricultural Products Processing</i>					R				
<i>Animal Shelter/Kennels</i>					S ⁺		S ⁺		
<i>Bulk Seed, Feed, Fertilizer and Nursery Stock Outlet and Distribution Centers</i>					R	R	R		R
<i>Cider Mills/Wineries</i>					R	R			
<i>Farms and Agricultural Operations</i>					R	R			
<i>Forestry and Forest Management (including timber harvesting)</i>					R	R			
<i>Game Preserves (where game is hunted)</i>					R	R			
<i>Greenhouse, Nursery, Landscaping and Floriculture Production</i>					R	R	R		
<i>Lumberyards</i>						S ⁺	R ⁺		R ⁺
<i>Raising and Growing Plants, Trees, Shrubs, Nursery Stock</i>					R	R			
<i>Riding Arenas or Boarding Stables</i>					R ⁺	R ⁺			
<i>Roadside Stands</i>					R	R			
<i>Sawmills, planing mills, and veneer mills (that operate for more than 60 days)</i>					S ⁺	S ⁺			
<i>Seasonal Outdoor Mazes (of agricultural origin)</i>					R	R			
<i>Seasonal "U-Pick" Fruit and Vegetable Operations</i>					R	R			
<i>Slaughter Houses/Meat Packing Houses</i>					S				S
<i>Veterinary Services, Animal Clinics, Animal Hospitals</i>					S ⁺		S ⁺		
<i>Ancillary Uses related to Agricultural Tourism (see following):</i>									
<i>Bakeries selling goods grown primarily on-site</i>					R	R			
<i>Educational tours, classes, lectures, and seminars</i>					R	R			
<i>Family-oriented animated barns (fun houses, haunted houses)</i>					R	R			
<i>Gift shops for agriculturally-related products, crafts</i>					R	R			
<i>Historical agricultural exhibits</i>					R	R			
<i>Kitchen facilities, processing/cooking items for sale</i>					R	R			
<i>Organized meeting space (weddings, birthdays, corporate picnics)</i>					S	S			
<i>Petting farms, animal display, and pony rides</i>					R	R			
<i>Picnic areas (including rest rooms)</i>					R	R			
<i>Playgrounds, wagon/sleigh rides, nature trails</i>					R	R			
<i>Restaurant operations related to the agricultural use of the site</i>					S	S			
<i>Small-scale entertainment (music concert, car show, art fair)</i>					S	S			