

VALLEY TOWNSHIP
ALLEGAN COUNTY, MICHIGAN
AMENDMENT TO VALLEY TOWNSHIP ZONING ORDINANCE
ORDINANCE NO. 234

ADOPTED: MAY 9, 2006
EFFECTIVE: MAY 29, 2006

An Ordinance to amend the Valley Township Zoning Ordinance to add Section 6.02(1) for keeping of certain large animals as an accessory use in the R-1 and R-2 zoning districts; to provide standards and requirements for the keeping of certain large animals in the R-1 and R-2 zoning districts; to specify the types of large animals to be permitted subject to Valley Township Zoning Administrator approval, as well as the types of permitted activities associated with the keeping of large animals in the R-1 and R-2 zoning district; to repeal all parts of ordinances in conflict herewith and to provide for an effective date of said ordinance.

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ALLEGAN COUNTY, MICHIGAN

ORDAINS

SECTION I

AMENDMENT TO CHAPTER VI R-1 Rural Estates District

The Valley Township Zoning Ordinance Section 6.02 is hereby amended to state the following:

Section 6.02

(1) The keeping of large animals, defined only as: horses, ponies, mules, jackasses and llamas, for the owners' non-commercial and recreational purposes. The following guidelines will be considered for compliance with this ordinance:

- (1) the proximity of the proposed structure for keeping of the large animals to adjoining properties, specifically including proximity to adjoining dwellings;
- (2) the size, nature and character of the proposed use;
- (3) the possibility of noise, odors or other disturbances for adjoining properties and the surrounding neighborhood resulting from the keeping of the large animals;

- (4) the nature and character of the buildings and structures, including fencing, paddocks, riding rings, riding arenas and other facilities associated with the keeping of the large animals; and
- (5) Property owners must demonstrate how they will comply with the following requirements upon submittal of a zoning application and site plan.
- (a) Site Size: The parcel, lot or building site upon which the large animal is kept must be a minimum of two (2) acres.
 - (b) Primary Use: An occupied residential dwelling shall be located on the subject parcel. The applicant must reside in the residential dwelling. The keeping of large animals is an accessory use to the principal single family residential use.
 - (c) Number of Large Animals: One large animal per acre with a maximum total of 10 animals.
 - (d) Large Animal Shelter: A barn or similar structure must be constructed to shelter the large animal(s). This shelter shall be located not closer than 75 feet to any existing residences on adjacent properties, nor closer than 50 feet to any property line.
 - (e) Pens, paddocks, riding rings: Any newly constructed pens for holding large animals, paddocks, riding rings shall be located at least 75 feet from all existing residences on adjacent properties.
 - (f) Pastures: Pastures used for grazing of large animals shall be located at least 25 feet from all existing residences on adjacent properties.
 - (g) Large Animal Waste Management: Application shall include a written narrative of their proposed method of waste management. This narrative will be maintained as a component of the approval. The applicant will be bound by the provisions of the waste management narrative, as a condition of approval. As a minimum, large animal waste storage areas shall be located at least 150 feet from all existing residences on adjacent properties and at least 75 feet from all adjoining property lines.
 - (h) Fencing: Fencing is required for all paddocks, pastures, riding arenas and other areas associated with the keeping of large animals, to prevent an animal from trespassing on any adjoining properties. The type, height and location of all fencing shall be included on the site plan.

SECTION II

AMENDMENT TO CHAPTER VII R-2 LOW DENSITY RESIDENTIAL DISTRICT

The Valley Township Zoning Ordinance Section 7.02 is hereby amended to state the following:

Section 7.02

See Section 6.02 of the zoning ordinance. Large animals – all requirements of Section 6.02 shall apply.

SECTION III

EFFECTIVE DATE AND REPEAL OF CONFLICTING ORDINANCES

This ordinance shall take effect eight days following proper publication of notice of its adoption in accordance with and subject to Michigan Public Act 297 of 1996. All ordinances, or parts of ordinances in conflict herewith are hereby repealed. Specifically Ordinance No. 231 and Ordinance No. 232 are hereby repealed.

Valley Township
Sally James, Clerk
2054 N. M-40
Allegan, MI 49010