

## Regulatory Framework

### Table 4-2

Add "Agricultural Labor Camp" under Accessory Uses and/or Residential categories in Table 4-2. Include as a special land use in the Agricultural Zoning District.

#### Section 7-29 Agricultural Labor Camps

A. Minimum Acreage. An agricultural labor camp shall be located on a parcel 10 acres or greater.

B. Occupancy. State of Michigan rules, regulations, and standards governing the licensing, occupancy, and operation of agricultural labor camps shall apply to all camps in Coldwater Township.

C. Security. Buildings shall be secured to prevent unauthorized access when not licensed or occupied.

D. Setbacks, Separation, and Spacing.

1. Agricultural labor camp buildings and amenities shall be located at least 300 feet from the public right-of-way and at least 100 feet from any other property line.

2. The minimum distance between residential buildings in the camp shall be 30 feet.

3. Residential buildings in agricultural labor camps shall be located within 30 feet of an internal farm road or driveway to preserve direct access.

E. Building Size. Agricultural labor camp buildings shall not exceed one story, and each residential building is limited to six bedrooms.

F. Density. One (1) residential building is permitted on the minimum acreage required for agricultural labor camps (subparagraph A). Agricultural labor camps with multiple residential buildings may not exceed an overall building density of one (1) building per 10 acres.

1. To determine overall building density, any contiguous combination of parcels under common ownership may be counted toward the total acreage considered in the density calculation, provided the parcels are not used for non-agricultural purposes.

2. For the purpose of this requirement, contiguous parcels qualify for determining total acreage if they share common boundary lines, or would share common boundary lines, if not for a dividing surface water feature or right-of-way.

3. Actions by the landowner such as transfer of ownership of a qualifying contiguous parcel, land division, or non-agricultural development, that result in the reduction of the total acreage will affect residential building density. The minimum parcel size and total acreage of qualifying contiguous parcels, if applicable, shall not be reduced to result in nonconforming residential building density required by this section.

#### G. General Requirements for Driveways and Parking.

1. Plans shall be drawn and sealed by a civil engineer licensed in the State of Michigan.
2. Two-foot maximum existing and proposed contour intervals shall be shown on submitted site plans.
3. Clear and unrestricted access for emergency vehicles shall be maintained, and site plans shall be subject to Fire Department review and approval. Driveways and parking areas shall be designed with sufficient width, surface, and grade to assure safe passage and maneuverability of private vehicles, police, fire, ambulance, and other safety vehicles in all weather conditions.
4. The applicant shall demonstrate that regular dust control practices will be implemented, including but not limited to as-needed watering, paving high-use areas, or the application of millings.
5. Unpaved driveways, parking areas, and maneuvering lanes shall be gravel, stone, crushed rock, or a similar aggregate material acceptable to the Planning Commission, subject to the following depth requirements. The Planning Commission may modify this requirement based on anticipated traffic generation and the proposed scale of the agricultural labor camp.
  - a. Aggregate surface: Six (6) inches minimum.
  - b. Sand sub-base: 12 inches minimum.

#### H. Driveway Requirements.

1. The minimum width of the aggregate driveway surface shall be 20 feet with a sand sub-base minimum width of 22 feet.
2. Passing lanes may be required by the Planning Commission or Fire Department.
3. Aggregate surface and sand sub-base shall have a two (2) percent slope.
4. Driveways shall not exceed a maximum longitudinal grade of six (6) percent.
5. A minimum 30-foot horizontal clear area shall be maintained with a vertical clearance of 14 feet over the roadbed.

#### I. Parking Requirements.

1. Parking areas shall be set back at least 100 feet from property lines and public right-of-way.
2. Parking lots shall be graded and/or properly drained to dispose of all surface and storm water and to prevent drainage onto abutting properties.

J. Compliance. Any deficiencies that arise shall be corrected by the agricultural labor camp operator or owner within 30 days of notification by a Township official.

K. Validity and Removal. If an agricultural labor camp is not licensed by the State of Michigan for five consecutive seasons, the associated residential buildings shall be removed by the landowner at the end of the calendar year of the fifth season. The agricultural labor camp operator owner may request an extension of this timeframe if the buildings are maintained, stabilized, safe, and if the site is not considered a blighted premise.

L. Inspections. As a condition of approval, the Township may require an annual report from the applicant or may inspect the premises to ensure compliance with the special land use permit, conditions of approval, and the provisions of this section.

#### Section A-2 General Definitions

AGRICULTURAL LABOR CAMP OPERATOR means a person who owns, establishes, operates, conducts, manages, or maintains an agricultural labor camp or who causes or permits the occupancy or use of an agricultural labor camp whether or not rent is charged for housing and facilities.

#### Section A-3 Land Use Definitions

AGRICULTURAL LABOR CAMP means a tract of land and all tents, vehicles, buildings, dwellings, or other structures pertaining thereto, part of which is established, occupied, or used as living quarters for five or more migratory laborers engaged in agricultural activities, including related food processing.