

## **ARTICLE 6.0 GENERAL PROVISIONS**

### **Section 6.01 Boardwalks and Similar Improved Trails.**

Boardwalks and similar improved trails shall be subject to the following:

1. The use of boardwalks and similar trail improvements shall be minimized to the greatest extent possible. Where the use of boardwalks and similar trail improvements will cause less impact to the natural environment than an unimproved trail, such improvements shall be designed using the minimum length and width necessary to accommodate safe pedestrian travel.
2. Other than permitted pedestrian connections to adjoining land and trails lawfully located within road rights-of-way, boardwalks and similar trail improvements shall be set back a minimum of 50 feet from all lot boundaries. The perimeter setback area shall be kept in a natural state.
3. Boardwalk and similar trail improvements shall not negatively impact sensitive natural features, and shall conform to the setback and other requirements of Section 11.05 (Natural Resources Protection).
4. Copies of required permits or approvals from outside agencies with jurisdiction shall be submitted to the Zoning Administrator prior to construction.

### **Section 6.02 Bicycling or Horseback Riding Trails.**

Trails located outside of road rights-of-way and intended for bicycling or horseback riding shall be subject to the following:

1. The minimum site area shall be ten (10) acres.
2. The site shall have direct accessibility to a paved public road.
3. Trails shall be left unpaved, and use shall be limited to non-motorized travel. Off-road vehicle, motorcycle, and snowmobile trails shall be subject to the requirements of Section 5.606 (Private Off-Road Courses).
4. Other than permitted pedestrian connections to adjoining land and trails lawfully located within road rights-of-way, the path of such trails shall be set back a minimum of 50 feet from all lot boundaries, and a minimum of 100 feet from Residential Districts, from existing Residential Uses on adjoining land, and from existing institutional uses as defined in Section 19.03 (Definitions). The perimeter setback area shall be kept in a natural state.
5. Trail design shall not negatively impact sensitive natural features, and shall conform to the setback and other requirements of Section 11.05 (Natural Resources Protection). If water crossings are necessary, bridges or other structures shall cause the least amount of environmental disturbance possible.

Copies of required permits or approvals from outside agencies with jurisdiction shall be submitted to the Zoning Administrator prior to construction.

6. Where riding is intended within or across a public road right-of-way, copies of required permits or approvals from the state or county road agency with jurisdiction shall be submitted to the Zoning Administrator prior to construction.
7. Trails shall be marked with appropriate signage that clearly advises riders of trail rules, etiquette, yield hierarchy (if a multi-use trail), and appropriate warnings.
8. The property owner shall be responsible for maintaining the trails for safety and sound environmental stewardship, repairing eroded areas, and closing down trails if necessary to protect land and wildlife or allow areas to recover from use.
9. Sound producing equipment and lighting anywhere along the trail or at the trailhead shall be prohibited.
10. Hours of operation for all trail use shall be limited to daylight hours.

### **Section 6.03 Accessory Structures.**

The following shall apply to all new accessory structures in the Township, and to alterations, renovations, expansions or other work that includes exterior changes to existing structures:

#### **A. Approval Required.**

It shall be unlawful for any person to construct or cause to be constructed any accessory structure upon any lot without having first obtained all necessary permits or approvals.

1. Construction, alteration or relocation of structures accessory to OFFICE, SERVICE, AND COMMUNITY USES, COMMERCIAL USES, INDUSTRIAL, RESEARCH, AND LABORATORY USES, and OTHER USES and exceeding 120 square feet in floor area shall be subject to approval per Article 8.0 (Site Plan Review).
2. Construction, alteration or relocation of structures accessory to RESIDENTIAL USES and exceeding 100 square feet in floor area shall be subject to approval per Section 1.07 (Certificates of Zoning Compliance).
3. Construction, alteration or relocation of structures accessory to RURAL USES, except agricultural structures as regulated by the Right to Farm Act, shall be subject to approval per Section 1.07 (Certificates of Zoning Compliance).

#### **B. General Standards.**

All accessory structures, including agricultural accessory structures subject to the Right to Farm Act, shall conform to the applicable area, height, setback, and maximum lot coverage requirements of this Section and Article 3.0 (Dimensional Standards), and the following:

1. Accessory structures in any district shall only be used for permitted uses or activities customarily incidental to the permitted principal use(s) in the district.

2. No accessory structure shall be constructed prior to construction of the principal building on the same lot, except in as follows:
  - a. For principal permitted uses that do not require structures, an accessory structure may be constructed following Township approval of the principal use.
  - b. For new single-family dwellings, a permanent accessory structure may be constructed first to secure construction tools or materials after issuance of the building permit for the residence and after installation, inspection, and approval of the dwelling foundation.
3. Accessory structures shall not be located within a dedicated easement or right-of-way.
4. Accessory structures that are structurally attached to a principal building shall conform with all regulations of this Ordinance applicable to the principal building.

**C. Agricultural Accessory Structures.**

Agricultural accessory structures shall conform to the minimum required side and rear yard setbacks for the zoning district, and shall be set back a minimum of ten (10) feet from any other building. Agricultural accessory structures may be located within the required front yard or in front of the front building line of any principal building on the lot, provided that such structures shall be set back a minimum of 100 feet from all existing dwellings on adjoining lots and a minimum of 30 feet from all lot boundaries and road rights-of-way.

**D. Residential Accessory Structures.**

The following additional standards shall apply to all structures accessory to RESIDENTIAL USES or located in a residential zoning district:

1. Detached accessory structures shall be set back a minimum of ten (10) feet from any other building, and shall not exceed 18 feet in height.
2. Such structures shall not occupy more than thirty percent (30%) of a rear yard.
3. For lots of less than two (2) acres in lot area, a maximum of three (3) detached accessory structures shall be permitted, and the total floor area of such structures shall not exceed 1,200 square feet.
4. A detached accessory structure under 200 square feet in floor area may be located within a required side or rear yard, provided that it is set back a minimum of ten (10) feet from the lot boundaries.
5. In the AG (General Agriculture) District, accessory structures accessory to RESIDENTIAL USES may be located within the required front yard or in front of the front building line of any principal building on the lot, provided that such structures shall be set back a minimum of 100 feet from all existing dwellings on adjoining lots and a minimum of 30 feet from all lot boundaries and road rights-of-way. All other structures accessory to RESIDENTIAL USES or located in a

residential zoning district shall be located behind the front building line of the principal building.

**E. Carports and Vehicle Shelters.**

The following additional standards shall apply to carports and vehicle shelters, including structures that are temporary in design or purpose:

1. Carports and vehicle shelters shall conform to all requirements of this Ordinance that apply to accessory structures. Carports and vehicle shelters constructed as permanent structures shall also conform to State Construction Code requirements.
2. Carports and vehicle shelters that are temporary in design or purpose shall be anchored and secured against high winds and severe storms, and shall not be electrified or climate-controlled.

**F. School Bus Stop Shelter.**

One (1) detached accessory structure of up to 100 square feet in area and twelve (12) feet in height shall be permitted within the required front yard for the purposes of providing temporary shelter at a school bus stop, provided that the structure is set back at least ten (10) feet from the side lot boundary and outside of the road right-of-way.

**Section 6.04 Swimming Pools.**

Temporary or permanent outdoor swimming pools with a diameter exceeding twelve (12) feet, a depth exceeding two (2) feet or a surface area exceeding 100 square feet shall conform to the requirements of Section 6.03 (Accessory Structures). To prevent unauthorized access and protect the general public, swimming pools, spas, and hot tubs shall be secured in accordance with the requirements of the Michigan Residential Code.

**Sections 6.05 – 6.11 Reserved.**

**Section 6.12 Building Grades.**

All buildings shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building. Yards shall be graded to prevent ponding of surface water, and to not increase the natural flow or runoff of surface water on to adjacent lots or road rights-of-way.

**Section 6.13 Approval of Plats.**

All plats for new subdivisions shall conform to the standards of this Ordinance, the Township's subdivision regulations, other Township ordinances, and all applicable state statutes.

**Section 6.14 Reserved.**

**Section 6.15 Performance Standards.**

No lot, building, or structure in any district shall be used in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable element or condition that adversely impacts adjoining premises or the surrounding area. No site plan or other land use or development application shall be approved if it is not in conformity with the requirements of this

Section. The regulations of this Section shall govern, except where a higher standard is imposed by an outside agency with jurisdiction. The standards of this Section shall not apply to RURAL USES subject to the Right to Farm Act.

**A. Surface Water Flow.**

No site plan review application and no proposal for division of land shall be approved if subsequent development within the required setbacks would result in identifiable disruption to the existing or natural flow of water within drainage ditches, natural water courses, or drains having a recorded easement.

**B. Dust, Smoke, Soot, Dirt, Fly Ash and Products of Wind Erosion.**

Dust, smoke, soot, dirt, fly ash, and products of wind erosion shall be subject to the regulations established in conjunction with the Michigan Environmental Protection Act (P.A. 451 of 1994, as amended), or other applicable state or federal regulations. No person, firm or corporation shall operate or maintain any process for any purpose, or furnace or combustion device for the burning of coal or other natural or synthetic fuels, unless such processes or devices use or are equipped with recognized and approved equipment, methods, or technology to reduce the quantity of gas-borne or airborne solids or fumes emitted into the open air.

The drifting of air-borne matter beyond the lot line, including wind-blown dust, particles or debris from open stock piles, shall be prohibited. Emission of particulate matter from material products, or surfaces subject to wind erosion shall be controlled by paving, oiling, wetting, covering, landscaping, fencing, or other means. These standards shall not apply to incidental residential or recreational activities, including but not limited to wood-burning stoves, campfires, gardening, landscaping, and yard maintenance.

**C. Odor.**

Offensive, noxious, or foul odors shall not be allowed to escape into the atmosphere in concentrations which are offensive, which produce a public nuisance or hazard on adjoining property, or which could be detrimental to human, plant, or animal life.

**D. Glare and Heat.**

Any operation or activity which produces glare shall be conducted so that direct and indirect illumination from the source of light does not exceed one (1.0) footcandle when measured at any point along the property line of the site on which the operation is located. Any operation that produces intense glare or heat shall be conducted within an enclosure so as to completely obscure and shield such operation from direct view from any point along the lot lines. If heat is a result of an industrial operation, it shall be so insulated as to not raise the temperature at any property line at any time.

**E. Fire and Safety Hazards.**

The storage and handling of flammable liquids, liquefied petroleum gases, and explosives shall comply with all applicable state, county and local regulations, including the Michigan Fire Prevention Code (P.A. 207 of 1941, as amended).

**F. Sewage Wastes and Water Pollution.**

Sewage disposal (including septic systems) and water pollution shall be subject to the standards and regulations established by federal state, county, and local regulatory agencies with jurisdiction.

**G. Gases.**

The escape of or emission of any gas that is injurious or destructive to life or property, or that is explosive, is prohibited. Gaseous emissions shall be subject to regulations established in conjunction with the Michigan Environmental Protection Act (Public Act 451 of 1994, as amended), federal clean air regulations, and any other applicable state or federal regulations.

**H. Electromagnetic Radiation and Radio Transmission.**

Electronic equipment required in an industrial, commercial or other operation shall be designed and used in accordance with applicable rules and regulations established by the Federal Communications Commission (FCC). The operation of such equipment shall not interfere with the use of radio, television, or other electronic equipment on surrounding or nearby property.

**I. Radioactive Materials.**

Radioactive material wastes and emissions, including electromagnetic radiation, shall not exceed levels established by occupational and health standards and state and federal agencies that have jurisdiction. No operation shall be permitted that causes any individual outside of the lot lines to be exposed to any radiation exceeding the lowest concentration permitted for the general population by federal and state laws and regulations currently in effect.

**J. Procedures for Determining Compliance.**

In the event that the Township receives complaints or otherwise acquires evidence of possible violation of any of the performance standards set forth in this Section, the following procedures shall be used to investigate, and if necessary, resolve the violation:

1. **Official investigation.** Upon receipt of evidence of possible violation, the Zoning Administrator or designated Township consultant shall make a determination whether there is reasonable cause to suspect the operation is indeed in violation of the performance standards.

Upon initiation of an official investigation, the Zoning Administrator or designated Township consultant shall be empowered to require the facility owner or operator to submit data and evidence deemed necessary to make an objective determination regarding the possible violation. Failure of the owner or operator to supply requested data shall constitute grounds for legal action to terminate the use or deny or rescind permits required for continued use of the land.

Required data includes, but shall not be limited to plans of existing or proposed facilities, including buildings and equipment; a description of existing or proposed machinery, processes, and products; measurement of the amount or rate of emissions of materials purported to be in violation; and specifications for the

mechanisms and techniques used or proposed to be used to control emissions regulated under the provisions of this Section.

2. **Method and cost of determination.** The Zoning Administrator or designated Township consultant shall take measurements, investigate the matter, and make an objective determination about any violations. Where required measurements and investigation can be accurately made using equipment and personnel normally available to the Township without extraordinary expense, such measurements and investigation shall be completed before notice of violation is issued. If necessary, skilled personnel and specialized equipment or instruments shall be secured to make the determination.

If the alleged violation is found to exist in fact, the costs of making such determination shall be charged against those responsible, in addition to such other penalties as may be appropriate. If it is determined that no substantive violation exists then such costs shall be paid by the Township.

3. **Appropriate remedies.** If, after appropriate investigation, the Zoning Administrator or designated Township consultant determines that a violation does exist, written notice of the violation shall be provided to the owners or operators of the facility deemed responsible requesting that the violation be corrected within a specified time limit.
  - a. If the alleged violation is corrected within the specified time limit, the Zoning Administrator or designated Township consultant shall note "violation corrected" on the Township's copy of the notice, which shall be retained on file.
  - b. If there is no reply from the owner or operator within the specified time limits and the alleged violation is not corrected, then the Township shall take such action as may be warranted to correct the violation. in accordance with the regulations set forth in this Section.
  - c. If a reply is received within the specified time limit indicating that that more time is required to correct an alleged violation, the Township may grant an extension upon determining that the delay will not cause imminent peril to life, health, or property.
  - d. If a reply is received within the specified time limit which requests further review and technical analysis even though the alleged violations continue, then the Township may call in properly qualified experts to complete such analysis and confirm or refute the initial determination of violation.
4. **Costs and penalties incurred.** If expert findings indicate that violations do exist in fact, the costs incurred in making such a determination shall be paid by the persons responsible for the violations in addition to other applicable penalties under this Ordinance. Such costs shall be billed to those owners or operators of the use deemed responsible for the violation. If the bill is not paid within 30 calendar days, the Township may take necessary action to recover such costs, or may charge such costs against the property where the violation occurred.

## **Section 6.16      Reserved.**

## Section 6.17 Fences and Walls.

As used in this Section, the term "fence" shall include "wall." Fences, walls, and similar types of enclosures in all zoning districts shall be subject to the following:

### A. Approval Required.

It shall be unlawful for any person to construct or cause to be constructed a fence in the Township without having first obtained all necessary permits or approvals, as follows:

1. Construction, alteration or relocation of fences accessory to OFFICE, SERVICE, AND COMMUNITY USES, COMMERCIAL USES, INDUSTRIAL, RESEARCH, AND LABORATORY USES, and OTHER USES shall be subject to approval per Article 8.0 (Site Plan Review).
2. Construction, alteration or relocation of fences accessory to RESIDENTIAL USES and exceeding ten (10) feet in length shall be subject to approval per Section 1.07 (Certificates of Zoning Compliance).
3. The standards of this Section shall not apply to fences accessory to RURAL USES on recorded lots having a lot area in excess of ten (10) acres.

### B. General Standards.

The following shall apply to fences in all zoning districts:

1. Fences shall comply with the unobstructed sight distance standards of Section 3.208 (Corner Clearance Areas).
2. Where one side of a fence has a more finished appearance, the side with the more finished appearance shall face the road or adjacent lots (see illustration).
3. It shall be unlawful to erect a fence consisting of tires, vehicle parts, pallets, trash or any materials capable of providing habitat for pests or vermin.
4. Use of razor or barbed wire, electrified fences, spikes, and similar security materials on any fence shall be prohibited, except as follows:
  - a. Barbed or electric wire fences shall be permitted accessory to permitted RURAL USES, public utility facilities, and essential service uses.
  - b. The Planning Commission may approve use of razor or barbed wire, electrified fences, spikes, and similar security materials on any fence where deemed necessary for security purposes or public safety.

### C. Location and Height.

Fence height shall be measured from ground level adjacent to the highest point of the fence. Fill shall not be used for the purpose of achieving a higher fence than otherwise permitted. Where the grade is not level, the maximum fence height shall be equal to the average fence height within four (4) feet of any fence post (see illustration).

1. In any zoning district, fences in any front yard area between the front building line and the road right-of-way shall not exceed four (4) feet in height.

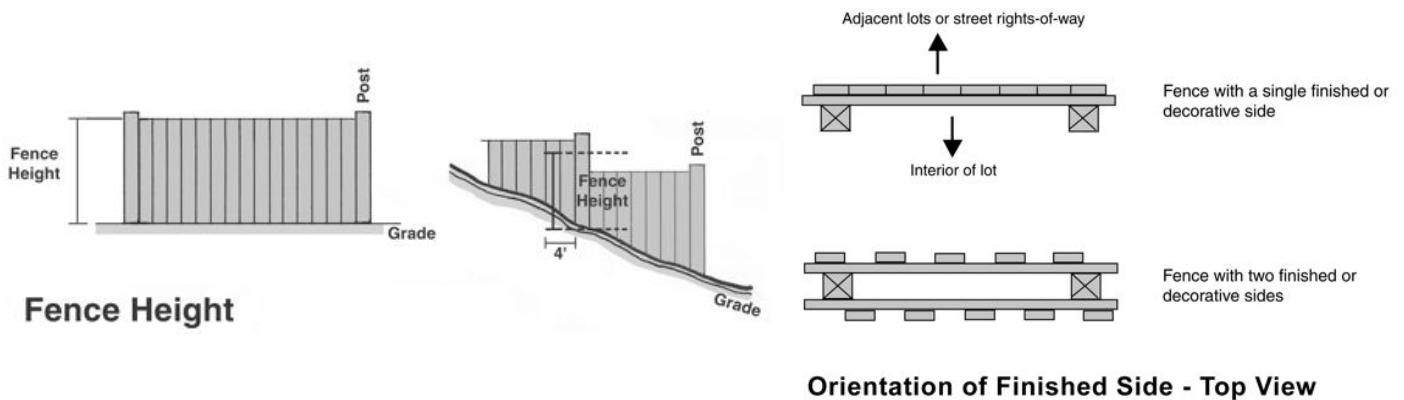


2. In any zoning district, fences in a side or rear yard shall not exceed six (6) feet in height, except where otherwise permitted for specific non-residential land uses per Article 5.0 (Use Standards). Such fences shall not extend toward the front of the lot nearer than the front of the principal building or the required minimum front yard setback, whichever is greater.

**D. Maintenance.**

Fences shall be maintained in good condition to not endanger life or property. Such maintenance shall be the responsibility of the property owner. Damaged or missing components shall be replaced or repaired, and exposed surfaces shall be painted, stained or similarly treated. Any fence determined by the Zoning Administrator to be a nuisance due to lack of maintenance or otherwise shall be removed or repaired by the owner within 30 days after receipt of a notice from the Zoning Administrator.

**ILLUSTRATIONS**



**Section 6.18 Relocated Structures.**

Any structure that is moved shall be considered a new structure for purposes of this Ordinance.

**Section 6.19 Portable Structures.**

Portable structures, such as a trailer or similar structure designed and used for hauling or storing inventory, merchandise or equipment, and not designed to be permanent, shall not be located on any premises for more than 15 days in a calendar year, unless as permitted per Section 6.20 (Temporary Construction Structures). Where permitted, portable structures shall be located in full conformance with the setback, dimensional and design requirements of this Ordinance. The use of any portable structure for dwelling purposes shall be prohibited.

**Section 6.20 Temporary Construction Structures.**

Construction trailers or temporary structures necessary to facilitate construction on any site that is proceeding under a valid building permit shall be permitted and are exempt from Section 6.19 (Portable Structures). However, no such structure shall be on the construction site longer than one (1) month after completion of construction. All temporary construction structures shall conform to all applicable provisions of this Ordinance. No temporary construction structure shall be used in any manner as a business sign for the use under construction.

A temporary dwelling unit may be permitted in certain districts with approval from the Zoning Administrator per Section 1.07 (Certificates of Zoning Compliance), subject to the following:

1. The temporary dwelling shall be occupied only during the period of construction of a new permanent dwelling on the same lot, or during the period of construction of a new dwelling on the same lot where the existing dwelling has been destroyed or damaged to the extent that it is uninhabitable.
2. The owner or occupant of the principal dwelling shall be the occupant of the temporary dwelling.
3. The temporary dwelling shall comply with all applicable yard setback standards of this Ordinance, and all applicable requirements of the State Construction Code. Where a recreation vehicle is used for a temporary dwelling, the vehicle shall be anchored to the ground in a manner approved by the Building Inspector.
4. The temporary dwelling shall be connected to a sanitary sewage disposal system and water supply system approved by the County Environmental Health Division, or publicly owned and operated sewer and water systems.
5. The Zoning Administrator shall establish a date for removal of the temporary dwelling, not to exceed 365 calendar days. One (1) extension of up to 365 calendar days may be granted by the Zoning Administrator, provided that the construction of the single family dwelling has commenced and is proceeding to completion in accordance with active building permits. The owner of the property shall be responsible for removal of the structure in accordance with the specified removal date. The temporary residential structure shall be removed within 60 days of issuance of a certificate of occupancy.
6. The property owner shall deposit with the Township a performance guarantee in the amount of one thousand dollars (\$1,000) to ensure removal of the temporary dwelling in conformance with this Section.

## **Section 6.21 Sidewalks.**

Where designated by the master transportation plans of the Township, or county or state road authorities with jurisdiction, sidewalks or other pedestrian paths of concrete, asphalt, crushed limestone or similar material accepted by the Township Engineer shall be provided within or adjacent to the road right-of-way along the perimeter of any parcel subject to development approval under this Ordinance or other Township ordinances.

1. Concrete sidewalks and barrier-free ramps shall be provided from all new multiple-family and non-residential building entrances to adjacent parking areas, existing or planned public sidewalks and pedestrian paths, and recreation areas.
2. Such sidewalks or other pedestrian paths shall conform to the engineering standards of the Township, or county or state road authorities with jurisdiction, and shall extend to connect to any existing public sidewalks or pedestrian paths.

3. The Planning Commission may waive the requirements of this Section upon determination that such work would not serve the purpose of providing adequate pedestrian access and circulation.

**Sections 6.22 – 6.33 Reserved.**

**Section 6.34 Transient and Amusement Enterprises.**

Circuses, carnivals, other transient amusement enterprises, music festivals, fundraising events, temporary gatherings of people, and similar for-profit or non-profit activities shall be subject to the following:

**A. Acceptance of Applications by the Township Board.**

Applications for approval of such activities shall be forwarded to the Township Clerk for review and acceptance by the Township Board. Upon a finding by the Township Board that the location of such activity will not adversely affect adjoining properties or adversely affect public health, safety, morals, or general welfare, the application shall be deemed to be accepted by the Township for review. Applications not accepted by the Board shall be returned to the applicant with a written statement of the Board's reasons for rejection.

The Township Board may require posting of a performance guarantee per Section 1.11C (Performance Guarantees), in an amount sufficient to hold the Township free of all liabilities incidental to the operation of such activity and indemnify any adjoining land owners for any damage resulting from operation of such activity. Such damages shall be provable before the court having jurisdiction over the premises upon which the damages occurred and shall be payable through such court.

**B. Approval of Activities.**

Transient and amusement enterprises for which an application has been accepted by the Township Board may be permitted as a temporary use in any zoning district, subject to Zoning Administrator approval per Section 1.07 (Certificates of Zoning Compliance).

**Section 6.35 Completion Of Construction.**

Nothing in this Ordinance shall require a change in plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption of this Ordinance or amendment thereto.

Actual construction is hereby defined to include the placing of construction materials in a permanent position and fastening them in a permanent manner. Where excavation, demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction provided that the work shall be carried on diligently. In the case of such excavation, demolition or removal, however, this provision shall expire and not be of effect 365 calendar days following the effective date of adoption or amendment of this Ordinance, unless a permit for the actual construction of a new building has been issued.

Where a building permit has been issued in accordance with the law within 365 calendar days of such effective date and diligently pursued to completion, said structure may be completed in

accordance with the approved plans on the basis of which the building permit was issued, and further, may upon completion be occupied by the use for which it was originally designed, subject to the applicable provisions of Article 16.0 (Nonconformities).

Any basement, cellar, garage, or any incomplete structure without any occupancy permit in use as a dwelling on the effective date of adoption or amendment of this Ordinance shall not be used as a dwelling for more than 365 calendar days following said date, unless said structure has been completed in conformance with the regulations of the district in which it is located.

**Section 6.36 Property Maintenance.**

Each property owner shall be responsible for keeping their lot and buildings clean and free of any accumulation or infestation of filth, rubbish, garbage, vermin or other matter. Any hazardous places on a lot shall be fenced and secured.

**Section 6.37 Property Between the Lot Line and Road.**

The area between the lot line and edge of road pavement shall be maintained with grass or other suitable groundcover. Property owners shall be responsible for the condition, cleanliness and maintenance of the areas within the road right-of-way in front of their lot between their lot lines and the pavement edge.

**Section 6.38 Voting Place.**

The provisions of this Ordinance shall not be construed to interfere with the temporary use of any property as a voting place in connection with any public election.

**Section 6.39 Essential Services.**

Essential services buildings and structures shall be permitted as authorized under any franchise in effect within the Township. Such essential services shall be subject to federal, state, county, and local regulations, and shall be consistent with the list of uses permitted in each zoning district. It is the intent of this Section to ensure conformity of all structures, uses, and storage yards to the requirements of this Ordinance wherever such conformity shall be practicable and not in conflict with the specific requirements of such franchise, state law or other ordinances.

**Section 6.40 Dumping and Filling of Land.**

Filling or depositing of earth material, topsoil, gravel, rock on land shall be prohibited in all zoning districts, except in accordance with an approved development plan. The use of land for filling, depositing or storing, temporarily or permanently, of garbage, construction debris, or other wastes or by-products shall be prohibited, except in accordance with applicable Township ordinances. This Section shall not apply to common household gardening, farming, general ground care of a residential or agricultural character, and normal soil changes for basement or foundation construction.