

ORDINANCE AMENDMENT INDEX



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SECTION 1209:

BUILDING PERMIT MUST BE APPLIED FOR WITHIN 3 MONTHS OF PLACEMENT OF TEMPORARY UNIT. TEMPORARY RESIDENCE SHALL NOT EXCEED 12 MONTHS AND NOT MORE THAN 1 EXTENSION OF 3 MONTHS. (10/2002)

CASH BOND SHALL BE DEPOSITED...TO INSURE REMOVAL OF TEMPORARY UNIT. (09/1997)  
FAILURE TO COMPLETE..SUFFICIENT GROUNDS TO DECLARE FORFEITED AND USE PROCEEDS FOR LEGAL AND REMOVAL FEES AS NECESSARY. (09/1997)

TEMPORARY TRAILER MUST BE REMOVED PRIOR TO FINAL INSPECTION AND ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. (09/1997)

MOBILE HOME CANNOT EXCEED 5 YEARS IN AGE. (10/2002)

CONSTRUCTION OFFICE TRAILERS ARE ALLOWED FOR CONSTRUCTION OF SCHOOLS, COMMERICAL, BUT NOT LIMITED TO. (10/2002)

SECTION 1305:

THE ZONING BOARD OF APPEALS HAS THE AUTHORITY TO CLASSIFY USES THAT ARE NOT LISTED IN THE ZONING ORDINANCE. (10/2000)

# MEMORANDUM

*Tom Foley*

TO: Riley Township Planning Commission & Township Board

FROM: David C. Birchler, Township Planner

SUBJECT: Permits For Temporary Placement Of Mobile Homes -  
Proposed Zoning Ordinance Amendment

DATE: December 15, 1988

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Because of a schedule conflict, I will not be available to attend your December 19, 1988 meeting. Supervisor Hannon has asked me to look into ordinance language that would provide a procedure for approval of temporary placement of a mobile home. I have prepared the enclosed proposal to amend the Zoning Ordinance for your consideration. At the time that I assisted you with the new Zoning Ordinance #33, I was unaware that an amendment had been made to the previous Zoning Ordinance for this purpose. Consequently, the new Zoning Ordinance did not incorporate such a provision. I reviewed the old amendment, Ordinance #16, during my formulation of this amendment. I have suggested some deviation from that language that I feel will make the section easier to understand and administer. In particular, I have not specified the \$1,000.00 performance guarantee in the ordinance. Instead, I have set it up for establishment by resolution of the Township Board. In this way, you will not have to amend the Zoning Ordinance each time you need to change the amount of the performance guarantee.

If the Commission agrees with the suggested language of the amendment, the next step would be to schedule a public hearing on the proposed amendment, probably at your regular meeting in January 1989. Please let me know what action you take on December 19th so that I can assist Linda Waddy with any notice language that might be required.

If there are any questions about this material, please contact me.

PROPOSED AMENDMENT  
RILEY TOWNSHIP ZONING ORDINANCE #33

AN ORDINANCE TO AMEND THE RILEY TOWNSHIP ZONING ORDINANCE NO. 33  
BY ADDING A NEW SECTION 1209 AS FOLLOWS:

THE TOWNSHIP OF RILEY ORDAINS:

SECTION 1209. TEMPORARY MOBILE HOME OR CONSTRUCTION OFFICE

The Building Inspector may issue a permit for the temporary placement of a mobile home as a temporary residence, during the actual construction of a permanent dwelling; or temporary placement of a mobile home or similar structure as a temporary construction office, subject to the following:

- A. The initial permit period shall not exceed twelve (12) months and shall be concurrent with a valid building permit. Not more than one (1) extension, not to exceed three (3) months, may be granted where substantial progress toward completion of the permanent dwelling is being demonstrated.
- B. A cash performance guarantee shall be deposited with the Township Clerk, in an amount established by resolution of the Township Board, to insure removal of the mobile unit upon expiration of the temporary permit. Failure to complete construction of the permanent structure, within the time limits specified in the building permit and this section, shall be sufficient grounds for the Township Board to declare the performance guarantee forfeited and use the proceeds as necessary.
- C. In the event of total loss of a dwelling due to fire, tornado, or similar natural disaster, the Building Inspector may approve the temporary placement of a mobile home on the owner's property for use as a residence while the dwelling is being rebuilt or replaced, subject to the following:
  1. A building permit for repair or replacement of the permanent residence must be obtained prior to placement of the temporary unit.
  2. The initial permit period for the temporary residence shall not exceed six (6) months and not more than two (2) extensions of three (3) months each may be granted by the Building Inspector.
  3. A cash performance guarantee shall be deposited with the Township Clerk, as required by Section 1209 B above and subject to the same limitations and conditions, to insure removal of the temporary dwelling unit upon expiration of the temporary permit.

*This Amendment is added*

TOWNSHIP OF RILEY  
COUNTY OF ST. CLAIR  
STATE OF MICHIGAN

*to TEXT of Zoning Ordinance  
402  
502  
602  
1126*

AMENDMENT TO  
RILEY TOWNSHIP ZONING ORDINANCE NO. 33-1

AN ORDINANCE TO AMEND SECTIONS 402 G, 502 E, 602 E, AND 1126 OF THE RILEY TOWNSHIP ZONING ORDINANCE.

THE TOWNSHIP OF RILEY ORDAINS:

Section 1. Amend Section 402 G to read as follows:

- G. Two-family dwellings, subject to site plan approval by the Planning Commission and the following standards:
1. The minimum site size for a two-family dwelling shall be two and one half (2.5) acres with a minimum lot width of three hundred (300) feet.
  2. Where the domestic well produces a flow of less than 10 gallons per minute, a separate well shall be provided for each unit and approved by the County Health Department. As an alternative, the developer may add a minimum 120 gallon storage tank to a single well producing at least 2 gallons per minute, similar in design to the County's approved system for wells that produce methane.
  3. A single system may be used only where the natural soils are well-suited to septic tank and tile disposal fields, as determined by the Health Department and the St. Clair County Soil Survey. On heavy clay or similar soils, a separate septic tank and tile disposal field shall be provided for each unit and approved by the County Health Department. As an option, a single engineered system may also be used, only if approved by the County Health Department.
  4. Two separate off-street parking areas shall be provided with two (2) spaces for each unit, either in separate driveways, parking bays, or in private garages.
  5. There shall be no raising of animals or home occupations conducted on property with a two-family dwelling.

*[Handwritten signature]*

6. No two-family dwelling shall be located within thirteen hundred twenty (1,320) feet of another two-family dwelling, unless the applicant complies with the following:
- a. Obtains a list of the names and addresses of all property owners within 1,320 feet of the parcel(s) under consideration on a form approved by the Township, from the Township Clerk; and
  - b. Secures the signature of at least fifty-one percent (51%) of the property owners on the list stating their approval of the proposal to locate more than one two-family dwelling within 1,320 feet of another.

Section 2. Amend Sections 502 E and 602 E to read as follows:

- E. Two-family dwellings subject to site plan approval by the Planning Commission and the standards of Section 402 G, 1 through 6.

Section 3. Amend Section 1126 by adding new subsections F. and G. to read as follows:

- F. Where the domestic well produces a flow of less than 10 gallons per minute, a separate well shall be provided for each unit and approved by the County Health Department. As an alternative, the developer may add a storage tank, with a capacity of at least 60 gallons per dwelling unit to be served, to a single well producing at least 5 gallons per minute, similar in design to the County's approved system for wells that produce methane.
- G. A single system may be used only where the natural soils are well-suited to septic tank and tile disposal fields, as determined by the Health Department and the St. Clair County Soil Survey. On heavy clay or similar soils, a separate septic tank and tile disposal field shall be provided for each unit and approved by the County Health Department. As an option, a single engineered system may also be used, only if approved by the County Health Department.

*as of July 1990*

TOWNSHIP OF RILEY  
COUNTY OF ST. CLAIR  
STATE OF MICHIGAN

AMENDMENT TO  
RILEY TOWNSHIP ZONING ORDINANCE NO. 33-4

AN ORDINANCE TO AMEND SECTION 1301 AND ADD SUBSECTION D, OF THE RILEY TOWNSHIP ZONING ORDINANCE.

THE TOWNSHIP OF RILEY ORDAINS:

SECTION 1301 AMEND TO READ AS FOLLOWS:

THERE IS HEREBY CREATED A BOARD OF APPEALS, WHICH SHALL PERFORM ITS DUTIES AND EXERCISE ITS POWERS AS PROVIDED IN SECTION 18 OF ACT 184 OF PUBLIC ACTS OF 1943, AS AMENDED, AND IN SUCH A WAY THAT THE OBJECTIVES OF THIS ORDINANCE SHALL BE OBSERVED, PUBLIC SAFETY SECURED, AND SUBSTANTIAL JUSTICE DONE. THE BOARD SHALL CONSIST OF FIVE MEMBERS AND TWO ALTERNATE MEMBERS.

SECTION 1301 D. ADD TO READ AS FOLLOWS:

THE TOWNSHIP BOARD MAY APPOINT NOT MORE THAN TWO ALTERNATE MEMBERS FOR THE SAME TERM AS REGULAR MEMBERS OF THE BOARD OF APPEALS. THE ALTERNATES MAY SIT AS REGULAR MEMBERS AS SPECIFIED IN THE ZONING ORDINANCE WHEN REGULAR MEMBERS ARE UNABLE TO ATTEND TWO OR MORE CONSECUTIVE MEETINGS, OR FOR A PERIOD OF MORE THAN 30 CONSECUTIVE DAYS. THE ALTERNATE MAY ALSO SERVE IF A REGULAR MEMBER HAS A CONFLICT OF INTEREST AND ABSTAINS FROM VOTING.

PUBLIC HEARING HAVING BEEN HELD HEREIN, THE PROVISIONS OF THIS ORDINANCE ARE HEREBY GIVEN IMMEDIATE EFFECT UPON IT'S PUBLICATION PURSUANT TO THE PROVISIONS OF ACT 184 OF THE PUBLIC ACTS OF 1943, AS AMENDED.

MADE AND PASSED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF RILEY,  
ST. CLAIR COUNTY, MICHIGAN ON THIS 2ND DAY OF JULY, 1990.

DATE OF PUBLIC HEARING: APRIL 30, 1990

DATE OF ADOPTION BY TOWNSHIP BOARD: JULY 2, 1990

DATE OF NOTICE OF ADOPTION: JULY 18, 1990

DATE THIS ORDINANCE AMENDMENT SHALL TAKE EFFECT: AUGUST 18, 1990

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LINDA WADDY, CLERK  
TOWNSHIP OF RILEY