

ARTICLE IV
AGRICULTURAL - RURAL RESIDENTIAL DISTRICT (AR)

SECTION 401. INTENT:

The intent of this district is to provide those areas which are best suited for agricultural and rural residential uses. Densities are to be kept low due to soils that are generally poor for septic systems and the fact that public sewer, water and other services are not planned to be extended to these area.

SECTION 402. PRINCIPAL USES PERMITTED:

In an Agricultural-Rural District (AR), no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

- A. Single-family dwellings.
- B. Signs and name plates, as provided in Section 909.
- C. General and specialized farming and agricultural activities, except hog farms and feedlots, but including the raising or growing and storage or preservation of crops, sod, livestock, poultry, rabbits, fur-bearing animals and other farm animals, and plants, trees, shrubs, and nursery stock.
- D. Sale of agricultural products, provided it includes products raised or grown on the farm premises, including roadside stands for such sales, provided an adequate area is available for off-street parking.
- E. Conservation and/or recreation areas including forest preserves, game refuges, nature reservations, hunt clubs, and similar areas of low intensity use.
- F. Site Condominium Developments: subject to Site Plan Approval by the Planning Commission and the requirements of Article 9: Section 920. (5-2001)
- 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 singled 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.

6. No two-family dwelling shall be located within thirteen hundred twenty (1320') feet of another two-family dwelling, unless the applicant complies with the following:

a. Obtains a list of names and addresses of all property owners within 1320 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 one another.

H. Accessory uses customarily incidental to a permitted use.

I. Uses which, in the opinion of the Planning Commission, are similar to the above permitted uses.

J. Any use not shown as a permitted use or special approval use requires a determination by the Zoning Board of Appeals for appropriate zoning district. 0-00)

K. Essential services, as defined in this Ordinance.

L. Cluster Housing and Open Space Preservation (Section 921) (Amended 4-03; Adopted 7-1-03; Published 7-16-03)

M. Family Child Care Home (Six (6) or less children): Subject to the following regulations:

A.) Must be an accessory to a family residence.

B.) Must register with the Township. Applicant must keep current State Certification on file with the Township.

C.) Must meet all State Licensing requirements and be State Licensed. (Amended 10-17-05; Adopted 12-05-05; Published 12-21-05)

402 G, 5- 402 M

SECTION 402 N.

N. Agricultural Secure Farmland:

1.) **Purpose:** It is recognized that the public health and welfare of citizens of Riley Township, Saint Clair County, State of Michigan, are greatly dependent upon the sustenance and economic benefits provided by a viable agriculture industry. This district is intended to ensure that land areas within Riley Township which are well suited for production of food and fiber are retained for such production, unimpeded by the establishment of incompatible uses which would hinder farm operations and irretrievably deplete agricultural lands.

2.) **Intent:** This Agriculture Secure District is dependent on voluntary enrollment by the property owner. Enrollment of ones property in this district will make the property owner eligible to participate in any future government programs established for the purpose of buying and selling of property rights. Such selling of development rights will further the township's goal of preserving farmland.

The AR District acknowledges that agriculture is a specialized form of industry characterized by the production through animal husbandry and crops of saleable farm products as a result of the combination of raw materials (soils, seeds, plants, water, and nutrients), manpower (farm labor and machinery), and energy (solar and power equipment).

402 N P.H. 8-21-06; Adopted 10-02-06; Published 10-11-06; Eff. 10-19-06

SECTION 403. USES PERMITTED ON SPECIAL APPROVAL:

The following uses shall be permitted subject to the review and approval of the Planning Commission and subject further to such reasonable conditions as may be imposed by the Planning Commission, all in accordance with the provisions of Article XI, including the submission of a site plan conforming with the requirements of Section 913.

- A. Agribusiness uses. (Section 1110).
 - B. Campgrounds, overnight camping parks, and specialized resorts.(Section 1112)
 - C. Cemeteries. (Section 1113).
 - D. Churches, places of worship. (Section 1114).
 - E. Commercial, non-retail greenhouse. (Section 1115).
 - F. Convalescent or rest home. (Section 1116).
 - G. Golf course, country club. (Section 1117).
 - H. Hog farms, feedlots, egg factories, mushroom processing plants and farms. (Section 1118).
 - I. Home occupations. (Section 1119).
 - J. Hospitals. (Section 1120).
 - K. Kennels, commercial. (Section 1122).
 - L. Kennels, private. (Section 1123).
 - M. Mining of sand, gravel, soil and other earth materials. (Section 1124).
 - N. Multiple family dwellings. (Section 1126).
 - O. Nursery schools, day-care centers. (Section 1127).
 - P. Public buildings without storage yards. (Section 1128).
 - Q. Riding academies and stable, commercial. (Section 1129).
 - R. Schools. (Section 1130).
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- S. Local utility structures, electric stations. (Section 1133).

- T. Limited business uses. (Section 1135).
- U. Composting. (Section 1136)
- V. Private Use Aircraft Landing Fields. (Section 1137). (9/98)
- W. Contractors and Storage of Commercial Vehicles and Equipment (Section 1138). (9/16/00)
- X. Accessory buildings and uses customarily incidental to one of the above special approval uses. Published 3-19-97
- Y. Wireless Communication Facilities and Towers. (Section 1139) (Amended 3/03; Adopted 7/1/03; Published 7/16/03)

Refer to Article VIII for the height, bulk, density, area, and setback requirements.