

ARTICLE V
RESIDENTIAL DISTRICT (R-1)

SECTION 501. INTENT:

It is the purpose of this district to provide for single family residences and for the development of mobile home sites, and mobile home parks, at appropriate locations in relation to the existing and potential development of their surroundings and in relation to other uses and community facilities to afford a proper setting for these uses and a proper relation to other land uses and the comprehensive development of the Township.

SECTION 502: PRINCIPAL USES PERMITTED:

In the Residential District (R-1), no building or land shall be used and no building or development shall be erected or started except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

- A. Single family dwellings.
- B. Signs and nameplates as provided in Section 909.
- C. Conservation and/or recreation area, including forest preserves, game refuges, nature reservations, hunt clubs, and similar areas of low intensity use.
- D. Site Condominium Developments: Subject to Site Plan Approval by the Planning Commission and the requirements of Article 9: Section 920. (5-2001)
- E. Two-family dwellings, subject to Site Plan Approval by the Planning Commission and the Standards of Section 402 G, 1 through 6.
- F. Accessory uses customarily incidental to a permitted use.
- G. Uses which, in the option of the Planning Commission, as similar to the above permitted uses.
- H. Essential services, as defined in this Ordinance.
- I. 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)

SECTION 502 J: AGRICULTURE SECURE FARMLAND

J. Agriculture 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).

SECTION 503. USES PERMITTED UPON 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 and the submission of a site plan conforming with the requirements of Section 913.

- A. Cemeteries. (Section 1113).
- B. Churches. (Section 1114).
- C. Golf course, country club. (Section 1117).
- D. Home occupations. (Section 1119).
- E. Mobile home park or condominium project. (Section 1125).
- F. Multiple family dwellings. (Section 1126).
- G. Nursery schools, day-care centers. (Section 1127).
- H. Public buildings without storage yards. (Section 1128).
- I. Schools. (Section 1130).
- J. Local utility structures. (Section 1133).
- K. Any use not shown as a permitted use or a special approval use requires a determination by the Zoning Board of Appeals for appropriate zoning district. (10-2000)

SECTION 504. DEVELOPMENT REGULATIONS:

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