

ARTICLE VI  
RIVER CONSERVATION DISTRICT (RC)

SECTION 601. INTENT:

To insure the clarity and purity of the water and to protect the economic value to the community and its property owners of the scenic quality of the Belle River, the River Conservation District is hereby established.

SECTION 602. PRINCIPAL USES PERMITTED:

In the River Conservation District (RC), no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance:

- A. General and specialized agriculture, except that feedlots shall not be permitted.
- B. Sale of agricultural products raised or grown on the premises, including the use of roadside stands.
- C. One family detached dwellings.
- 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. Signs as provided in Article IX, Section 909.
- G. Any accessory use customarily incidental to the above permitted uses.
- H. Essential services as defined in this Ordinance.

## SECTION 602 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 603. 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.

- A. Campgrounds and overnight camping parks. (Section 1112).
- B. Golf courses and country clubs. (Section 1117).
- C. Home occupations. (Section 1119).
- D. Shooting ranges and gun clubs. (Section 1131).
- E. Any accessory use customarily incidental to the approved special land use.
- F. 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. (10-00)
- G. Wireless Communication Facilities And Towers (Section 1139) (Amended 3-03; Adopted 7-1-03; Published 7-16-03)

SECTION 604. REQUIRED CONDITIONS:

A. No structure shall be erected or maintained within thirty (30') feet from the river bank or from the edge of any embankment, identified as an "escarpment" or a "short steep slope" in the 1974 St. Clair County Soil Survey, whichever is greater, and further provided that before issuance of a building permit the proprietor shall submit a site plot plan to the Building Inspector showing the proposed location of the dwelling unit in relation to river banks, escarpments, steep slopes, woodlands and/or floodplain boundaries where applicable.

B. Any land owner or developer who contracts for, allows or engages in an earth change in this district shall obtain a permit from the governing government agency (P.H. 6/13/2011; Adopted 10/4/2011; Published 10/13/2011) prior to commencement of an earth change which is within five hundred (500') feet of a lake or stream of this County.

C. The part of the lot which lies within thirty (30') feet of the river bank shall be maintained in its natural condition and shall not be filled or excavated except as needed for water pipes. No change shall be made in the natural grade. A lot shall be regarded as maintained in its natural wooded condition at any time when there is at least one (1) tree or shrub having a height of at least fifteen (15') feet for each five (5') feet of river frontage or fraction thereof on the same side of the river and within thirty (30') feet of the river bank.

D. All proposed building or construction, except for one-family detached dwellings, shall conform to Section 913, "Site Plan Review" of this Ordinance.

SECTION 605. DEVELOPMENT REGULATIONS:

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