

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE XI  
PLANNING COMMISSION – SPECIAL APPROVAL USES

SECTION 1126. MULTIPLE FAMILY DWELLINGS:

Multiple family dwellings may be permitted in the AR and R-1 districts subject to the following standards:

- A. The site shall have direct access to a major thoroughfare or collector street, as designated on the Township's adopted Master Plan.
- B. All parking areas shall be screened from an adjoining residential district or use by a four-foot six inch (4'6") high masonry wall of face brick or precast concrete panels with the color and appearance of face brick. The Planning Commission may permit the substitution of a landscaped greenbelt and or an obscuring fence where they determine it would be more appropriate in the particular neighborhood area.
- C. All outdoor trash receptacles shall be provided with a completely obscuring masonry enclosure complete with gates.
- D. The storage of boats, trailers, campers and the like shall occur only in a designated area approved by the Planning Commission. If the Commission finds that protection for adjoining properties is required, it may specify a screen fence be provided to enclose the vehicle storage area.
- E. The development of property for multiple family dwellings shall not increase the cost of providing public services, such as police and fire protection, water supply and sewage disposal, above the normal cost associated with single family residential development in the same area.
- F. Where the domestic well produces a flow of less than ten (10) gallons per minute, a separate well shall be provided for each unit and approved by the governing government agency (P.H. 6/13/2011; Adopted 10/4/2011; Published 10/13/2011). As an alternative, the developer may add a minimum one hundred twenty (120) gallon storage tank to a single well producing at least two (2) gallons per minute, similar in design to the 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 governing government agency (P.H. 6/13/2011; Adopted 10/4/2011; Published 10/13/2011) 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 governing government agency (P.H. 6/13/2011; Adopted 10/4/2011; Published 10/13/2011). As an option, a single engineered system may also be used, only if approved by the governing government agency (P.H. 6/13/2011; Adopted 10/4/2011; Published 10/13/2011).