

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE XI
PLANNING COMMISSION – SPECIAL APPROVAL USES

SECTION 1133. UTILITY STRUCTURES, UTILITY TRANSMISSION SYSTEMS, WIRELESS TRANSMISSION/RECEPTION RELAY TOWERS:

A. Local Utility Structures:

Utility structures, such as but not limited to, electric transformer stations and sub-stations, gas regulator stations, sewer lift stations, and the like, (Cellular towers and wireless transmission towers see separate Ordinance Article 11: Section 1139) shall be permitted in all districts subject to Site Plan Approval by the Planning Commission and the following standards:

1. Operating requirements necessitate the proposed location in order to serve the residents of the Township.
2. All such uses shall be completely enclosed and without storage yards.
3. No structure shall exceed the height limit of the district in which it is to be located.
4. All buildings shall be designed to be compatible in style and materials with other uses permitted in the district.
5. No building shall be located closer than fifty (50') feet to any property line abutting land zoned for residential use.
6. A minimum fifteen (15') foot landscaped greenbelt shall be provided around the entire perimeter of the utility building site.
7. Adequate off-street parking shall be provided for any service personnel and all drives and parking areas shall be properly drained and dust-free at all times.

B. Utility Transmission Systems

Utility transmission systems, such as but not limited to, high voltage electric transmission lines, high pressure gas pipelines, and oil pipelines shall require Special Land Use Approval by the Planning Commission subject to the following requirements and standards:

1. All such utility lines shall follow existing utility corridors where possible, and reasonable, as determined by the Planning Commission.
2. Selective clearing techniques shall be used throughout a utility corridor or property for installation of towers, lines, pipelines, service roads, drainage facilities, and similar facilities. Existing vegetation shall be maintained,

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whenever possible, throughout the remainder of the corridor not affected by the actual installation of approved facilities.

3. Any area destroyed by necessity in the construction of such approved facilities, may be subject to conditions imposed by the Planning Commission for its immediate restoration by replanting or similar techniques.
4. During construction or repair of any facilities approved hereunder, the following shall be required:
 - a. All internal roads shall be kept dust-free at all times during construction or repair operations.
 - b. Any damages to public or private roads, fences, structures, or facilities shall be repaired immediately.
 - c. No wastes or spoils of any kind, such as tree stumps, construction wastes, trash and the like, shall be left after construction or repair operations are complete.
 - d. All construction operations shall be confined to daylight hours, Monday through Saturday, unless permitted in writing by the Planning Commission.
5. The existence of one line or facility approved hereunder does not imply permission to erect any other lines or facilities other than those originally permitted.

C. Utility Transmission Structures

Utility transmission structures, such as but not limited to, high voltage electric stations, gas compressor stations, oil well pumping/storage facilities, and wireless communications, receiving or transmitting towers, shall require Special Land Use Approval by the Planning Commission subject to the following requirements and standards:

1. The following types of utility transmission structures shall be permitted only in the listed districts:

<u>Use</u>	<u>District</u>
Electric Stations	AR, EC
Gas Compressor Stations	EC
Oil Storage Facility	EC

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2. In order to provide a pleasing community appearance and to prevent noise levels, odors, dust, and similar external physical effects from adversely affecting adjoining properties, all equipment shall be completely enclosed within a building, unless the setback and screening guidelines specified in subsection "3" below are followed, as approved by the Planning Commission.
3. If the equipment proposed will not be enclosed within a building, a setback of three hundred (300') feet from all property lines shall be required. In addition, an obscuring, landscaped buffer shall be provided, based on the following guidelines, as determined by the Planning Commission after considering the type, size, height, and anticipated noise levels of all equipment being proposed:
 - a. A landscaped earthen berm at least eight (8') feet high, along all sides of the equipment.
 - b. A landscaped greenbelt at least twenty-five (25') feet in width, along all sides of the equipment.
 - c. An obscuring fence or a masonry wall at least six (6') feet high, completely surrounding the equipment.
 - d. Any combination of the above requirements approved by the Planning Commission.
4. All buildings and equipment permitted under this section shall be setback at least one hundred (100') feet from all adjoining property lines. Expansions of transmission facilities, which facilities existed prior to the effective date of this amendment, may be placed within one hundred (100') feet of an adjoining property line only after approval of the Zoning Board of Appeals and only when fully enclosed within a building.
5. Where there will be employees stationed at the utility building on a permanent or intermittent basis, adequate off-street parking shall be provided that is properly drained and dust-free at all times.
6. There shall be no outdoor storage of equipment and/or materials which are not necessary for daily operations of any utility building site, except those which are necessary for safety or emergency repairs at that particular utility transmission structure site.
7. Where the utility transmission structure proposed is a wireless transmission, receiving or relay tower which exceeds the height limit of the particular zoning district in question, it shall comply with the following special standards:

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- a. No wireless transmission tower in excess of one hundred (100') feet in height shall be located closer than two thousand (2000') feet to any other such tower.
- b. All wireless transmission towers not subject to the regulations of the governing government agency (P.H. 6/13/2011; Adopted 10/4/2011; Published 10/13/2011) shall be painted with a color designed to cause the tower to blend in with the surrounding landscape.
- c. No new wireless transmission tower shall be constructed where there exists another tower that could reasonable be used to carry the transmission or receiving equipment proposed. The purpose of this section is to require the sharing of tower space by more than one company where broadcast and receiving frequencies do not prohibit such sharing of tower space.