

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE XI
PLANNING COMMISSION – SPECIAL APPROVAL USES

SECTION 1135. LIMITED BUSINESS USES:

- A. Limited business uses that are primarily engaged in producing a product or providing a service, where the external physical effects will not extend beyond the property lines, may be permitted in AR districts subject to the following:
- B. Only owner/operator types of businesses shall be allowed.
- C. All such uses shall be completely enclosed within a building and shall be designed and operated by the owner/operator as a use accessory to his or her permitted residential use.
- D. There shall be no open storage of equipment, vehicles, materials, or wastes.
- E. The product manufactured on-site shall not be sold primarily at retail on-site, rather, the product should be distributed elsewhere by the owner/operator.
- F. The building used for production or servicing shall not exceed six thousand (6,000) square feet in floor area and shall be no more than one (1) story or twenty (20') feet in height.
- G. All areas for employee and customer parking shall be designed and arranged so as to be screened from public view. Where necessary, the Planning Commission may require screening of the parking area.
- H. For signs see Section 909. (P.H. 8-21-06; Adopt. 11-13-06; Pub. 11-22-06; Eff. 11-30-06)
- I. The minimum size parcel required for all Limited Business Uses in AR districts shall be five (5) acres with a minimum width and road frontage of three hundred (300') feet.
- J. The owner/operator shall have restroom facilities available for all employees on-site.