

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE XI
PLANNING COMMISSION – SPECIAL APPROVAL USES

SECTION 1137: PRIVATE USE AIRCRAFT LANDING FIELDS:

Landing fields for the private use of the property owner as defined under the terms and provisions of this Ordinance may be permitted in the Agricultural-Rural District (AR) as a special approval use subject to the following:

- A. Said landing field is subject to all rules and regulations of the governing government agencies (P.H. 6/13/2011; Adopted 10/4/2011; Published 10/13/2011) which such agencies shall approve the preliminary plans submitted to the Township.
- B. No landing field for private use shall be established within five (5) miles of a public use facility certified by the governing government agencies (P.H. 6/13/2011; Adopted 10/4/2011; Published 10/13/2011) without approval of such agencies.
- C. All landing fields shall have a runway with a one thousand eight hundred (1800') foot landing length in each direction from a clear approach slope of 20:1 and a fifty (50') foot usable width with an additional twenty-five (25') feet minimum width on each side which is free of obstructions. The approach slope with a width of not less than one hundred (100') feet shall be based on a clearance of all objects within the approach area, including a roadway clearance of fifteen (15') feet or seventeen (17') feet over an interstate highway, a railway clearance of twenty-three (23') feet, and a clearance at the property line of twenty-five (25') feet. A shorter runway length may be permitted provided approval for same has been granted by the governing government agencies (P.H. 6/13/2011; Adopted 10/4/2011; Published 10/13/2011) for the type of aircraft. It is not required that the necessary clear zones be contained within the site, however, if future development intrudes upon the required clear zones, use of the landing field shall immediately cease. The landing area shall be marked in accordance with the governing government agency (P.H. 6/13/2011; Adopted 10/4/2011; Published 10/13/2011)
- D. No landing field shall be approved that would interfere with the right of nearby and adjacent owners and occupants of property. No such landing strip and/or facility shall be located closer than three hundred and fifty (350') feet from the property line, an existing permitted dwelling or Residential District.
- E. Hazards to Navigation: No obstruction of whatever character, object of natural growth, or use of land, upon the premises of the landing field which prevents the safe use of such facilities for the takeoff or landing of aircraft shall be permitted.
- F. Yard and Placement Regulations:
 - 1. Landing fields shall be located on a contiguous parcel of land that meets the setback requirements as in C.) and D.) above.

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE XI
PLANNING COMMISSION – SPECIAL APPROVAL USES

- G. The property shall be registered every two (2) years with the Township. Special Approval Permit may be revoked at any time if conditions are no longer being met.
- H. All lights used for landing fields and other lighting facilities shall be non-obtrusive to adjoining properties.
- I. Prohibited Uses:
 - 1. The open storage of junked or wrecked motor vehicles or aircraft shall not be permitted.
 - 2. Private use landing field would permit persons authorized by the owner to use the facility. No commercial activity or operations such as the sale of gasoline or oil, the soliciting or engaging in charter flying or student instruction, the provision of shelter or the flying of student instruction, the provision of shelter or the tie-down of an aircraft (except for aircraft owned by and for the personal use of the property owner), the overhaul or repair of an aircraft or of engines, or otherwise offering aeronautic facilities or services to the public shall be permitted on the premises.
- J. One hanger structure shall be permitted in which privately owned aircraft may be stored and with which light mechanical service may be performed on that aircraft.
- K. Because of the potentially hazardous impact such uses can have on adjacent land use, the following additional conditions shall apply.
 - 1. All applicable State and Federal codes shall be met and all plans shall have been reviewed and approved by the appropriate State and/or Federal agencies prior to a Special Approval Permit being issued by the Township Planning Commission.
- L. Existing Landing Fields that do not conform to the foregoing standards: See Section 904J.
- M. All private airstrips must be accessory to a residence.
- N. Facilities for the accommodation of helicopters are considered separately under this Section. For purposes of accommodating helicopters, the facility is defined in Section 202: Definitions. These facilities shall be subject to the review procedures and the following:
 - 1. When reviewing an application for a helipad, the Township shall require contemporary standards recommended by the governing government agencies (P.H. 6/13/2011; Adopted 10/4/2011; Published 10/13/2011 for the proper operation of such facilities.)

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE XI
PLANNING COMMISSION – SPECIAL APPROVAL USES

2. Particular attention shall be given to the following:
 - a) That the surface of the facility is such that dust, dirt or other matter will not be blown onto adjacent property by helicopter operations.
 - b) That all applicable provisions of building, fire and health codes are met, including special provisions applicable in the case of rooftop helipads.
3. All Helipads must be an accessory to a residence.