

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE XI
PLANNING COMMISSION – SPECIAL APPROVAL USES

SECTION 1138. CONTRACTORS AND STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT:

Contractors, such as but not limited to, excavators, landscapers, and snow removal businesses and the storage of commercial vehicles and equipment, such as but not limited to, pickup trucks, vans, delivery vehicles, snow plow, lawn maintenance equipment, tank trucks, semi tractors and trailers, and construction equipment may be allowed in the AR district but subject to and conditioned upon the following:

- A. The business shall be the owner-operator type, accessory to their residence where the owner-operator lives.
- B. All such uses shall be located on Class A Seasonal Roads only. All movement of trucks, vehicles and equipment shall be in accordance with State and County Transportation rules and regulations.
- C. All equipment or stored materials shall be set back at least one hundred and fifty (150') feet from all property lines, provided the Planning Commission may increase this requirement where additional protection is required for adjacent properties and/or uses.
- D. Adequate off-street parking shall be provided to serve the expected number of users of the commercial vehicles and for the storage of the commercial vehicles.
- E. That the number of commercial vehicles or pieces of equipment on site shall be limited to five (5). For purposes of counting, a truck and trailer normally used together and stored together will be counted as one (1) vehicle. A piece of equipment that is stored on the trailer of a truck/trailer combination shall not be counted as an additional vehicle.
- F. Vehicles stored within a building will not be counted for the above limitations.
- G. All work, repairs and/or maintenance shall be limited to the trucks, trailers and equipment of the property owner-operator; and shall only be allowed and permitted during the hours of operation as established in the special approval use permit.
- H. Full and adequate measures shall be taken and employed to prevent the discharge and/or release of any oil gas, hazardous and/or toxic chemicals, substances and/or materials; and full and adequate containment, prevention and clean-up measures, apparatus and equipment shall be maintained and provided by the owner-operator, and proof of same shall be provided at least annually to the Township of Riley. Moreover, the owner-operator shall employ, take, exercise and maintain at all times all measures, protection, treatments, and other items as required by the Federal, State, County and Township governments, and departments and agencies of same, as shall be applicable to same and for environmental protection. Any and all hazardous materials shall conform to all requirements of Section 917: Hazardous Materials.

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- I. Storage of materials, such as but not limited to, topsoil, dirt, gravel, sand, limestone, aggregates, and crushed concrete, stored on the premises for use in commercial activity will be limited to occupying one area or more with a total of no more than three thousand (3000) square feet of contiguous ground per parcel; free standing piles or in bins. That adequate means are to be provided to prevent these materials from spreading to adjacent properties due to wind or rain. Materials shall be stored in such a manner and/or location that it will not interfere and/or obstruct in the drainage and natural flow of water on, upon, at, and/or under the subject property.
- J. An inventory of all equipment on the property must be filed with the Township by February 1st of each year. That on site property inspections will be allowed with prior notice.
- K. Whenever the proposed use is adjacent to a residential zoning district or use, the Planning Commission may require that a landscaped greenbelt/berm be provided in order to provide proper screening of the vehicle(s), equipment or material storage from the residential district or use.
- L. Hours of operation shall only be allowed and permitted as established in the special approval use permit.
- M. Other limitations may be established by the Planning Commission to insure protection of the adjoining neighborhood, such as, but not limited to, truck trips per day, total amount of material removed and/or stored on an individual site on a daily basis, special measures to reduce noise levels, and other similar limitations determined to be necessary to protect the health, safety and general welfare of nearby residents and land uses, and the community as a whole.
- N. All lighting at, on and/or about the site shall be shielded, and directed as to prevent unwanted and/or excessive glare, illumination and/or interference with in the area of the subject site.