

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE IV  
AGRICULTURAL - RURAL RESIDENTIAL DISTRICT (AR)

SECTION 402. PRINCIPAL USES PERMITTED:

In an Agricultural-Rural District (AR), no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

- A. Single-family dwellings.
- B. Signs and name plates, as provided in Section 909.
- C. General and specialized farming and agricultural activities, except hog farms and feedlots, but including the raising or growing and storage or preservation of crops, sod, livestock, poultry, rabbits, fur-bearing animals and other farm animals, and plants, trees, shrubs, and nursery stock.
- D. Sale of agricultural products, provided it includes products raised or grown on the farm premises, including roadside stands for such sales, provided an adequate area is available for off-street parking.
- E. Conservation and/or recreation areas including forest preserves, game refuges, nature reservations, hunt clubs, and similar areas of low intensity use.
- F. Site Condominium Developments: subject to Site Plan Approval by the Planning Commission and the requirements of Article 9: Section 920. (5-2001)
- G. Two-family dwellings, subject to site plan approval by the Planning Commission and the following standards:
  - 1. The minimum site size for a two-family dwelling shall be two and one half (2.5) acres with a minimum lot width of three hundred (300') feet.
  - 2. Where the domestic well produces a flow of less than 10 gallons per minute, a separate well shall be provided for each unit and approved by the County Health Department. As an alternative, the developer may add a minimum 120-gallon storage tank to a single well producing at least 2 gallons per minute, similar in design to the County's approved system for wells that produce methane.
  - 3. 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 Health Department 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 County Health Department. As an option, a singled engineered system may also be used, only if approved by the County Health Department.

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4. Two separate off-street parking areas shall be provided with two (2) spaces for each unit, either in separate driveways, parking bays, or in private garages.
5. There shall be no raising of animals or home occupations conducted on property with a two-family dwelling.
6. No two-family dwelling shall be located within thirteen hundred twenty (1320') feet of another two-family dwelling, unless the applicant complies with the following:
  - a) Obtains a list of names and addresses of all property owners within 1320 feet of the parcel(s) under consideration on a form approved by the Township, from the Township Clerk; and
  - b) Secures the signature of at least fifty-one percent (51%) of the property owners on the list stating their approval of the proposal to locate more than one two-family dwelling within 1,320 feet of one another.
- H. Accessory uses customarily incidental to a permitted use.
- I. Uses which, in the opinion of the Planning Commission, are similar to the above permitted uses.
- J. Any use not shown as a permitted use or special approval use requires a determination by the Zoning Board of Appeals for appropriate zoning district.
- K. Essential services, as defined in this Ordinance.
- L. Cluster Housing and Open Space Preservation (Section 921) (Amended 4-03; Adopted 7-1-03; Published 7-16-03)
- M. Family Child Care Home (Six (6) or less children): Subject to the following regulations:
  - a) Must be an accessory to a family residence.
  - b) Must register with the Township. Applicant must keep current State Certification on file with the Township.
  - c) Must meet all State Licensing requirements and be State Licensed. (Amended 10-17-05; Adopted 12-05-05; Published 12-21-05)
- N. Agricultural Secure Farmland:

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- 1) Purpose: It is recognized that the public health and welfare of citizens of Riley Township, Saint Clair County, State of Michigan, are greatly dependent upon the sustenance and economic benefits provided by a viable agriculture industry. This district is intended to ensure that land areas within Riley Township which are well suited for production of food and fiber are retained for such production, unimpeded by the establishment of incompatible uses which would hinder farm operations and irretrievably deplete agricultural lands.
- 2) Intent: This Agriculture Secure District is dependent on voluntary enrollment by the property owner. Enrollment of one's property in this district will make the property owner eligible to participate in any future government programs established for the purpose of buying and selling of property rights. Such selling of development rights will further the township's goal of preserving farmland.

The AR District acknowledges that agriculture is a specialized form of industry characterized by the production through animal husbandry and crops of saleable farm products as a result of the combination of raw materials (soils, seeds, plants, water, and nutrients), manpower (farm labor and machinery), and energy (solar and power equipment). (402 N P.H. 8-21-06; Adopted 10-02-06; Published 10-11-06; Eff. 10-19-06)