

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE V
RESIDENTIAL DISTRICT (R-1)

SECTION 502: PRINCIPAL USES PERMITTED:

In the Residential District (R-1), no building or land shall be used and no building or development shall be erected or started except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

- A. Single family dwellings.
- B. Signs and nameplates as provided in Section 909.
- C. Conservation and/or recreation area, including forest preserves, game refuges, nature reservations, hunt clubs, and similar areas of low intensity use.
- D. Site Condominium Developments: Subject to Site Plan Approval by the Planning Commission and the requirements of Article 9: Section 920. (5-2001)
- E. Two-family dwellings, subject to Site Plan Approval by the Planning Commission and the Standards of Section 402 G, 1 through 6.
- F. Accessory uses customarily incidental to a permitted use.
- G. Uses which, in the option of the Planning Commission, as similar to the above permitted uses.
- H. Essential services, as defined in this Ordinance.
- I. 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)
- J. Agriculture Secure Farmland:
 - 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

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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). (P.H. 8-21-06; Adopted 10-02-06; Published 10-11-06; Eff. 10-19-06)