

**CHARTER TOWNSHIP OF FENTON**

**Ordinance No. 644**

**Adopted: July 5, 2005**

An ordinance to amend ordinance No. 594 of the Township of Fenton, commonly known as the Fenton Township Zoning Ordinance, to change the zoning of a certain parcels of land, 06-12-300-013, from R-3, Single Family Residential and 06-13-100-007, from R-M, Multiple Family Residential to PUD, Planned Unit Development, property is owned by John Lowe and to amend the Township Zoning Map to reflect the zoning change.

THE CHARTER TOWNSHIP OF FENTON, COUNTY OF GENESEE, MICHIGAN ORDAINS:

After public hearing and publication of notice thereof as required by the statutes of the State of Michigan, Section 3.02 A of the Fenton Township Zoning Ordinance (Ordinance No. 594) is hereby amended as follows:

**SECTION 3.02 A**

06-13-100-007 A PARCEL OF LAND BEG AT NE COR OF NW 1/4 OF NW 1/4 TH S 1 DEG W 5 CH TH S 79 DEG W TO C L OF FENTON RD TH NWLY ALG SAID C L TO N SEC LINE TH E TO PLACE OF BEG SEC 13 T5N R6E

06-12-300-013 A PARCEL OF LAND BEG AT THE INTERSECTION OF THE CENTERLINE OF FENTON RD & S LINE OF SEC TH S 85 DEG 41 MIN 13 SEC E 787.67 FT TH N 0 DEG 53 MIN 49 SEC E 100 FT TH N 86 DEG 35 MIN 19 W 831.58 FT TH S 25 DEG 31 MIN 57 SEC E 99.99 FT TO PL OF BEG SEC 12 T5N R6E 1.74 A (91) FR 0600019211

The Township Zoning Map is hereby amended to reflect the change in zoning from R-3 and R-M PUD with the following conditions:

1. Permitted principal uses shall be restricted to the following: Attached Single Family Residential.
2. Permitted accessory uses shall be restricted to those permitted in the R-6 zoning district.
3. The maximum number of dwelling units to be constructed on the subject parcel shall not exceed 28.
4. The maximum building height shall not exceed 29 feet.
5. Minimum setbacks shall be as follows:

Front yard	25 feet
Side yard	10 with a minimum of 30 feet between buildings
Rear yard	25 feet
6. The maximum coverage of lots by all buildings and minimum floor area per dwelling unit shall comply with the requirements of the R-6 zoning district.
7. The developer of the PUD project shall pay to Fenton Township the total cost of any necessary upgrades to the sanitary sewer system, as determined by Fenton Township.
8. The Planning Commission & Township Board will evaluate this request in 2 years and may initiate a rezoning of the property if the developer has not demonstrated that suitable, continual progress has been made to develop the property.

This amendatory ordinance is hereby declared to have been enacted by the Fenton Township Board of Trustees at a regular meeting thereof held on the 5<sup>th</sup> day of July 2005 and is ordered to be given publication in the manner prescribed by law. It shall become effective seven (7) days after adoption and publication.

**Bonnie K. Mathis, Supervisor**

**Robert E. Krug, Clerk**