

CHARTER TOWNSHIP OF FENTON
Ordinance No. 647
Adopted: July 5, 2005

An ordinance to amend Sections 4.19, 11.72 and 7.06 of Fenton Township Zoning Ordinance No. 594 to revise the provisions regarding temporary buildings and notification of zoning decisions.

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

ARTICLE I. Section 4.19 (Occupancy) of Zoning Ordinance No. 594 is hereby amended to provide as follows:

SECTION 4.19 Occupancy, temporary; garages, accessory buildings, basement apartments prohibited

Accessory structures, including detached garages shall not be occupied for dwelling purposes. No basement or cellar apartment shall be used or occupied for dwelling purposes at any time. This provision will not prohibit the conversion of an attached garage into a bedroom, provided all provisions of this Ordinance and the building code are complied with. No tent, trailer or other temporary structure shall be used as a residence except as otherwise permitted by this Ordinance. (See Section 11.72)

ARTICLE II. Section 11.72 (Temporary Buildings) of Zoning Ordinance No. 594 is hereby amended to provide as follows:

SECTION 11.72 Temporary buildings

Temporary buildings for use incidental to construction work for a period not to exceed one (1) year are permitted by administrative special use permit in AG, R-1, R-2, R-3, R-4, R-5, R-6, R-M, R-MH, OS, C-1, C-2, C-3, M-1, M-2 and M-3 zoning districts provided:

- A. The building shall not be located on the property for more than one (1) year.
- B. An extension of up to one (1) year may be granted by the Zoning Administrator.
- C. A maximum of two (2) buildings may be permitted for a development site.
- D. If one (1) of the buildings is used as an office, on-site sanitary facilities are required.
- E. A mobile home, motor home or camper may be used as a temporary residence during the repair of a home damaged by fire, flood or similar accident provided:
 - 1. A mobile home shall have a decorative skirt around the base of the home to screen the piers and chassis.

2. The temporary home shall be connected to the sewer and water systems providing service to the home that was damaged in the fire.
3. The temporary home shall comply with required setbacks for a principle structure and will be located in a way as to minimize the structures impact on adjacent parcels. If the structure cannot comply with the setback requirements, it may be allowed by the zoning administrator, provided the applicant gets approval in writing from the owner that the temporary home would encroach upon. This provision does not prohibit the applicant from applying for a variance to permit a temporary encroachment.
4. Approval for a temporary home is good for one year or until issuance of a certificate of occupancy of the repaired home, whichever is less.

ARTICLE III. Article 7 (Administration and Enforcement) of Zoning Ordinance No. 594 is amended to add the following provisions:

SECTION 7.06 Notification of Zoning Decisions

At the time of issuance of an official zoning compliance determination, the zoning administrator shall send notice to all adjacent property owners. This is to ensure proper notice in case any of the affected parties wish to appeal such an administrative decision under the provisions of Section 13.06 of this ordinance. The notice will include a statement notifying them of their right to appeal.

ARTICLE IV. This ordinance and its various articles, paragraphs and clauses thereof are hereby declared to be severable. If any article, paragraph or clause is adjudged unconstitutional or invalid, the remainder of this amendatory ordinance shall not be affected thereby.

ARTICLE V. All ordinances and provisions of ordinances of the Charter Township of Fenton in conflict herewith are hereby repealed.

ARTICLE VI. This amendatory ordinance shall be published as required by law and shall take effect 7 days after adoption and publication.

Enacted at a regular meeting of the Fenton Township Board held on the 5th day of July 2005.

Bonnie Mathis, Supervisor

Robert Krug, Clerk