

**CHARTER TOWNSHIP OF FENTON**

**Ordinance No. 653**

**Adopted: December 5, 2005**

An ordinance to amend ordinance No. 594 of the Township of Fenton, commonly known as the Fenton Township Zoning Ordinance, to revise the Planned Unit Development (PUD) conditions for a certain parcel of land, 06-17-100-006, owned by Harrold Land Company.

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**

**S 10 A OF W 3/4 OF NW 1/4 OF NE 1/4 & W 1/2 OF SW 1/4 OF NE 1/4 & E 1/2 OF NW 1/4 EXCEPT N 208.75 FT OF S 538.75 FT OF W 208.75 FT ALSO EXCEPT S 120 FT OF W 363 FT SEC 17 T5N R6E 108 A (89/04)**

The PUD conditions are hereby amended in their entirety to provide as follows:

1. A minimum of 50% of the total gross area shall remain as dedicated undeveloped open space.
2. Permitted principal uses shall be restricted to the following: Residential, single family detached and Residential, Duplex.
3. Permitted accessory uses shall be restricted to those permitted in the R-3 zoning district.
4. The number of residential dwellings units to be constructed on the subject parcel shall not exceed 207.
5. The number of conventional condominium units, including duplexes, shall not exceed 150.
6. The maximum building height shall not exceed 29 feet.
7. Maximum coverage of lots by all buildings shall not exceed 30%
8. Minimum set backs shall be as follows:
  - Site condominium units - front yard – 30 feet
  - side yard – 8 feet
  - rear yard – 20 feet
  - Conventional condo units - front yard – 25 feet
  - minimum distance between structures – 10 feet
  - rear yard – 0 feet
9. Minimum floor area per dwelling unit shall comply with the requirements of the R-3 zoning district.
10. There shall be two (2) entrances located on Lahring Road and none on Linden Road.
11. The streets may remain private. The streets in the conventional condominium area must include a minimum right-of-way width of fifty (50) feet.
12. There shall be a minimum of one (1) street tree per unit along the 50-foot right-of-way.
13. The storm water system may remain private, however it must be constructed according to Genesee County standards and approved by the Township engineer.
14. The Planning Commission reserves the right to require additional landscaping along the public right-of-way.
15. Duplex units may be constructed in the conventional condominium area, provided that they are not located on cul-de-sacs.

16. The developer may construct a community building in the area indicated on the conceptual plan dated 9/12/05.
17. 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.
18. Open space protection provisions will be in the form of a recordable instrument acceptable to the Township and the Township attorneys.

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 December 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**