

CHARTER TOWNSHIP OF FENTON
Ordinance No. 683
Adopted: July 23, 2007

An ordinance to amend Section 2.01 of Zoning Ordinance No. 594 to revise the definitions of Lot Area and Front Lot Line, and to add definitions for Animal Shelter, Cul-de-sac Length, Landscape Contractor, Low Intensity Sales & Storage and Towing Service.

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

ARTICLE I. Section 2.01 (Definitions) of Zoning Ordinance No. 594 is hereby amended to revise the definitions of Lot Area and Front Lot Line as follows:

Lot area - The total horizontal area within the lot lines of a lot, excluding any road rights of way. (see lot line, front)

Lot line, front - In the case of an interior lot, abutting upon a public or private street, the front lot line shall mean the line separating such lot from such street right-of-way. In the case of a through lot, the front lot line shall be that line separating said lot from that street which is designated on the zoning permit. In the case of a corner lot, both street lot lines are front lot lines. (see lot area)

ARTICLE II. Section 2.01 (Definitions) of Zoning Ordinance No. 594 is hereby amended to add the following definitions:

Animal Shelter- A facility that is used to house or contain animals and is owned, operated, or maintained by a nonprofit corporation for the purpose of providing temporary kenneling and care for the animals and finding permanent adoptive homes for them.

Cul-de-sac length- The length of a cul-de-sac is measured from the middle of the last intersection with a two-lane roadway meeting the design criteria established in the Ordinance for such intersections and roadways, and ending at the middle of the cul-de-sac circle.

Landscape contractor- A business principally engaged in the decorative and functional alteration, planting, and maintenance of grounds. Such a business may engage in the installation and construction of underground improvements but only to the extent that such improvements (e.g., drainage facilities) are accessory to the principal business and are necessary to support or sustain the landscaped surface of the ground.

Sales & storage, low intensity-An establishment or place of business that is primarily engaged in the selling of merchandise, either retail or wholesale, and the storing of

merchandise. There is little on-site sales activity with the customer present.

Towing Service- An establishment that provides for the removal of motor vehicles by towing, carrying, hauling, or pushing from public or private property when requested by the vehicle owner or ordered to be impounded to a public or private impound lot. This may also include the temporary storage of vehicles but does not include disposal, permanent disassembly, salvage, or accessory storage of inoperable vehicles. This service shall not include an “automotive service” use that has a tow truck and repairs vehicles on site.

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

ARTICLE V. 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 23rd day of July 2007.

Bonnie K. Mathis, Supervisor

Robert E. Krug, Clerk