

CHARTER TOWNSHIP OF FENTON
Ordinance No. 685
Adopted: July 23, 2007

An ordinance to amend Section 3.27 of Zoning Ordinance No. 594 to revise footnote 'h' (usable land area in density calculations), to add footnote 'o' (wetland setbacks) and to revise Table 3-2 (minimum lot area).

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

ARTICLE I. Section 3.27 (Footnotes) of Zoning Ordinance No. 594 is hereby amended to revise the following footnote:

(h) For purposes of determining whether a residential development complies with the maximum density requirement and/or whether a parcel meets the minimum requirement for area, (square footage); only usable land area shall be considered. Road rights of way, wetlands, floodplains or submerged land such as a lake, pond or stream shall be excluded from the land area calculation.

ARTICLE II. Section 3.27 (Footnotes) of Zoning Ordinance No. 594 is hereby amended to add the following footnote:

(o) All structures shall also be a minimum of 25' from the edge of a wetland as defined by Act 59 of the Public Acts of 1995, Part 303 of the NREPA.

ARTICLE III. The minimum parcel size/width section of Table 3-2 in Section 3.27 (Footnotes) is hereby amended to provide as follows:

	Minimum Parcel Size* (square feet)		Minimum Parcel Width (Feet)	
	Under 20% Open Space	20% or more Open Space	Under 20% Open Space	20% or more Open Space
R-3	20,000	12,000	100	75
R-4	15,000	12,000	80	70

**Properties developed utilizing the above minimum parcel size must be serviced by sanitary sewer.*

Compliance with the Michigan Land Division Act and/or Condominium Act is required in order to develop lots/units less than 12,000 square feet in area.

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V. All ordinances and provisions of ordinances of the Charter Township of Fenton in conflict herewith are hereby repealed.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 23rd day of July 2007.

Bonnie K. Mathis, Supervisor

Robert E. Krug, Clerk