

**CHARTER TOWNSHIP OF FENTON**  
**Ordinance No. 689**  
**Adopted: September 4, 2007**

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 parcel of land, 06-09-300-036, owned by Linden Lahring Limited Partnership, from R-3, Single Family Residential to PUD, Planned Unit Development 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

A PARCEL OF LAND BEG N 89 DEG 50 MIN E 207.5 FT FROM SW COR OF SEC TH N 0 DEG 01 MIN 30 SEC W 439.06 FT TH S 89 DEG 50 MIN W 207.5 FT TH N 0 DEG 01 MIN 30 SEC W 2241.43 FT TH N 89 DEG 39 MIN 57 SEC E 1318.1 FT TH S 0 DEG 06 MIN 11 SEC E 2198.34 FT TH S 89 DEG 50 MIN W 200 FT TH S 0 DEG 06 MIN 11 SEC E 486 FT TH S 89 DEG 50 MIN W 424.18 FT TH N 0 DEG 01 MIN 30 SEC W 330.96 FT TH N 71 DEG 56 MIN 37 SEC W 212.94 FT TH S 0 DEG 01 MIN 30 SEC E 397.55 FT TH S 89 DEG 50 MIN W 287.57 FT TO PL OF BEG SEC 9 T5N R6E (07) 74.45 A FR 06-09-300-022/035

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

1. Permitted principal uses shall be restricted to detached single family residential.
2. Permitted accessory uses shall be restricted to those permitted in the R-3 zoning district.
3. The maximum number of units to be constructed on the subject parcel shall not exceed 90.
4. Minimum lot area for the detached units shall be 9,750 square feet.
5. Minimum lot width for the detached units shall be 65 feet.
6. Minimum setbacks shall be as follows:

Front yard	30 feet
Side yard	10 feet
Rear yard	35 feet
7. The maximum building height shall not exceed 29 feet.
8. The minimum floor area per dwelling unit for the detached units shall be 1,250 square feet.
9. A minimum of 50 % of the buildable area shall remain as dedicated open space in the areas shown on the concept plan.
10. Access shall be provided to the north 2.39 acres of open space.
11. 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.

12. 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 4th day of September 2007 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**