

**CHARTER TOWNSHIP OF FENTON**

**Ordinance No. 695**

**Adopted: December 3, 2007**

An ordinance to amend Sections 3.26 and 3.27 of the Fenton Township Zoning Ordinance No. 594, to revise the setback requirements in the OS, C-1, C-2 and C-3 zoning districts.

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

**ARTICLE I.** Sections 3.26 (Table of Zoning District Regulations) and footnote (e) of Section 3.27 (Footnotes) of Zoning Ordinance No. 594 are hereby amended to provide as follows:

**Section 3.26 Table of zoning district regulations**

<b>TABLE 3-1 Zoning District Regulations</b>											
Designation	Zoning District Description	Minimum Lot Size/ Dwelling Unit (Area in Square Ft.)	Maximum Density in Subdivisions and Condominium Projects (Dwelling Units/Acre) (m)	Minimum Lot Width (Feet) (n)	Maximum Building Height (Feet)	Maximum Coverage of Lots by All Buildings (% of lot area)	Minimum Yard Setbacks				Minimum Floor Area/ Dwelling Unit (Square Ft.)
							Front (a,b)	Side		Rear (k)	
								Least 1	Total 2		
AG	Agricultural	2 acres	0.5 (h,l)	200	29	30	50	25	50	50	1,250(j)
R-1	Single Family Residential - Rural	2 acres	0.5 (h,l)	165	29	30	50	25	50	50	1,250(j)
R-2	Single Family Residential - Low Density	2 acres	0.5 (h,l)	150	29	30	50	25	50	50	1,250(j)
R-3	Single Family Residential - Medium Density	20,000* (h) 1 acre**	1.00 (h,i)	100 (g)	29	30	30	10	20	35	1,250(j)
R-4	Single Family Residential	15,000* (h) 1 acre **	1.25 (h,i)	80 (g)	29	30	30	10	20	35	1,100(j)
R-5	Single Family Residential	12,000* (h) 1 acre **	--	65	29	30	25	5	15	35	1,100(j)
R-6	Single Family Residential - Attached	--	4.00(h)	20 --	29	30	25	10 (c)	20 (c)	35	850(j)
R-MH	Single Family Residential - Mobile Home	Development shall comply with the requirements of the Michigan Mobile Home Commission									
R-M	Multiple Family Residential	--	6.00 (h)	--	29	30	25	10 (c)	20 (c)	25	(d)
OS	Office Service	--	--	66	29	--	25	5 (e)	10 (e)	20	--
C-1	Local Business	--	--	66	40	--	25 (f)	5 (e)	10 (e)	20	--
C-2	General Business	--	--	66	40	--	25 (f)	5 (e)	10 (e)	20	--
C-3	Highway Service	--	--	66	40	--	25 (f)	5 (e)	10 (e)	20	--
M-1	Low Intensity Industrial	--	--	66	40	--	25 (f)	20	40	20	--
M-2	Light Industrial	--	--	66	40	--	25 (f)	20	40	20	--
M-3	General Industrial	--	--	66	40	--	25 (f)	20	40	20	--
PUD	Planned Unit Development		(h,i)	To be determined based on the approved conceptual plan							

\* lots with sewer

\*\* lots without sewer

**Section 3.27 Footnotes**

- e. In any business zoning district, in addition to the side setback requirement set forth in Section 3.26, a side setback of eighty (80) feet shall be required for all buildings and parking and loading areas in any business zoning district where such business zoning district is located adjacent to and adjoining a residential zoning district or where the business zoning district borders a side street. The Planning Commission may reduce the setback to not less than fifty (50) feet at site plan approval. Where a business zoning district is adjacent to and adjoining an industrial zoning district, the side lot setback requirements shall be determined by the Planning Commission at the time of Site Plan approval. The required setback area shall be open and unoccupied from the ground upward except for landscaping and vehicle access drives.

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

**ARTICLE IV.** 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 3rd day of December 2007.

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Bonnie K. Mathis, Supervisor

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Robert E. Krug, Clerk