

CHARTER TOWNSHIP OF FENTON
Ordinance No. 708
Adopted: May 4, 2009

An ordinance to amend Sections 2.01, 3.16, 3.17 and 11.09A of Zoning Ordinance No. 594 to define the use Vehicle Modification Establishment; to designate Automobile Service Establishment as a permitted principal use in the C-2 and C-3 zoning districts; and to establish design standards for Vehicle Modification Establishments.

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

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

Vehicle modification establishment – A building or structure used for the minor modification of vehicles, watercraft, motorcycles or aircraft including detailing, installation of alarms, stereos, sun roofs, running boards and similar accessories, application of decals and glass repair or replacement. The use does not include uses involving painting, body work, rust proofing, alignment, suspension and brake or muffler repair, oil changes or similar work on or for vehicles, watercraft, motorcycles or aircraft.

ARTICLE II. Subsection A of Section 3.16 (C-2, General Business) of Zoning Ordinance No. 594 is hereby amended to provide as follows:

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Ambulance stations, private
2. Animal shelter
3. Bakeries, retail
4. Bars, cocktail lounges, taverns and nightclubs
5. Business service establishments
6. Clubs
7. Day care, adult (1-6 persons)
8. Day care, adult (7-12 persons)
9. Day care, adult (13 or more persons)

10. Day care centers, commercial
11. Farmers market, permanent (10,000 square feet minimum)
12. Farmers market, temporary (10,000 square feet minimum)
13. Funeral homes or mortuaries (1 acre minimum)
14. Greenhouse, retail
15. Halls
16. Hotels and motels
17. Libraries
18. Marine sales and services
19. Medical care facilities, neighborhood
20. Medical care establishments, small
21. Office establishments, large
22. Office establishments, small
23. Personal service establishments
24. Photography studios
25. Radio and television stations
26. Recreation: indoor commercial recreation
27. Recreation: private or public recreation clubs (80 acre minimum)
28. Rental business establishments, indoor
29. Residential, apartments (in the upper floors of commercial buildings)
30. Restaurants, conventional
31. Retail establishments, convenience
32. Retail establishments, large
33. Retail establishments, neighborhood
34. Service or repair establishments
35. Storage facilities (excluding outside storage) (4 acre minimum)
36. Theaters, indoor
37. Vehicle modification establishment

ARTICLE III. Subsection A of Section 3.17 (C-3, Highway Service) of Zoning Ordinance No. 594 is hereby amended to provide as follows:

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Ambulance stations, private

2. Animal shelter
3. Bakeries, retail
4. Bars, cocktail lounges, taverns and nightclubs
5. Billboard signs
6. Bus passenger stations
7. Business service establishments
8. Clubs
9. Day care, adult (1-6 persons)
10. Day care, adult (7-12 persons)
11. Day care, adult (13 or more persons)
12. Day care centers, commercial
13. Farmers market, permanent (10,000 square feet minimum)
14. Farmers market, temporary (10,000 square feet minimum)
15. Funeral homes or mortuaries (1 acre minimum)
16. Halls
17. Hotels and motels
18. Landscape contractor
19. Manufacturing establishments, low intensity
20. Marine sales and service
21. Medical care facilities, neighborhood
22. Medical care establishments, small
23. Office establishments, large
24. Office establishments, small
25. Personal service establishments
26. Photography studios
27. Public utility buildings and uses
28. Radio and television stations
29. Recreation: commercial outdoor recreation establishments (excluding golf related uses)
30. Recreation: indoor commercial recreation
31. Rental and sales of automobiles, recreational vehicles and mobile homes, outdoor
32. Rental business establishments, indoor
33. Restaurants, conventional
34. Restaurant, drive-in or drive-thru
35. Restaurants, open front
36. Retail establishments, convenience
37. Retail establishments, large
38. Retail establishments, neighborhood
39. Retail sales or rental establishments with outdoor display
40. Service or repair establishments

41. Storage facilities (excluding outdoor storage) (4 acre minimum)
42. Theaters, indoor
43. Towing service (without outdoor storage)
44. Vehicle modification establishments
45. Veterinary clinics
46. Veterinary hospitals (5 acre minimum)

ARTICLE IV. Article 11 (Design Standards) is hereby amended to add the following section:

SECTION 11.09A Vehicle modification establishments

Vehicle modification establishments are permitted by right in the C-2 and C-3 zoning districts provided:

- A. The facility fronts on and its access is primarily gained from a county primary road.
- B. All work is performed completely within an enclosed building.
- C. There shall be no outdoor storage of vehicles, watercraft, motorcycles or aircraft or any parts or equipment therefor.

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

ARTICLE VII. 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 4th day of May 2009.

Bonnie K. Mathis, Supervisor

Robert E. Krug, Clerk