

CHARTER TOWNSHIP OF FENTON
Ordinance No. 711
Adopted: June 1, 2009

An ordinance to amend Sections 3.14, 3.15 and 3.16 of Zoning Ordinance No. 594 to remove Halls as a permitted principal use in the OS zoning district and add Halls as a use permitted by special use permit in the OS and C-1 zoning districts and as a permitted principal use in the C-2 zoning district.

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

ARTICLE I. Subsection A of Section 3.14 (OS, Office 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. Animal shelter
2. Business service establishments
3. Day care, adult (1-6 persons)
4. Day care, adult (7-12 persons)
5. Day care centers, commercial
6. Funeral homes or mortuaries (1 acre minimum)
7. Libraries
8. Medical care facilities, neighborhood
9. Medical care establishments, small
10. Office establishments, small
11. Radio and television stations
12. Residential, apartments (in the upper floors of commercial buildings)

ARTICLE II. Subsection C of Section 3.14 (OS, Office Service) of Zoning Ordinance No. 594 is hereby amended to provide as follows:

Uses permitted by special use permit

- C. The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in

Section 9.10 of this Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Art education center
2. Drive-in and drive-thru establishments
3. Educational institution, non-profit
4. Halls
5. Long term care facilities
6. Medical care establishments, large (10 acre minimum)
7. Museums
8. Office establishments, large
9. Photography studios
10. Public buildings
11. Public utility buildings and uses
12. Religious institutions (3 acre minimum)
13. Veterinary clinics

ARTICLE III. Subsection C of Section 3.15 (C-1, Local Business) of Zoning Ordinance No. 594 is hereby amended to provide as follows:

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Art education center
2. Drive-in and drive-thru establishments
3. Dry cleaning facility
4. Educational institution, non-profit
5. Halls
6. Public buildings
7. Public utility buildings and uses
8. Religious institutions (3 acre minimum)
9. Restaurants, conventional
10. Veterinary clinics

ARTICLE IV. 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

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 1st day of June 2009.

Bonnie K. Mathis, Supervisor

Robert E. Krug, Clerk