

CHARTER TOWNSHIP OF FENTON
Ordinance No. 736
Adopted: May 2, 2011

An ordinance to amend Ordinance No. 610, (a PUD rezoning amendment to Ordinance No. 594 of the Township of Fenton, commonly known as the Fenton Township Zoning Ordinance), to revise the PUD conditions and conceptual site plan for the previously approved PUD, more commonly known as the Gables of North Shore Condominium Development, (parcels 06-11-626-005 through 06-11-626-015, inclusive).

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:

The PUD conditions in Ordinance No. 610 are hereby amended to provide as follows:

1. Permitted principal uses shall be restricted to the following: R-6 (Single Family Residential - Attached).
2. Permitted accessory uses shall be restricted to those permitted in the R-6 zoning district.
3. The maximum number of residential dwellings to be constructed on the subject parcel shall not exceed 7.
4. The maximum building height shall not exceed 29 feet.
5. Minimum front yard set back shall be 20 feet.
6. Minimum side yard set back shall be 10 feet.
7. Minimum rear yard setback shall be 15 feet with the exception of the unit located on the north east corner of the project where the rear yard setback may be a minimum of 10 feet.
8. Minimum rear yard setback for those units abutting Lake Fenton shall comply with the revised PUD conceptual plan submitted to Fenton Township on 3/29/11.
9. Minimum setback between buildings shall be a minimum of 10 feet.
10. Minimum floor area per unit shall be 1,250 square feet.
11. Townhouse exterior will be Victorian style with covered porches, natural stone and wood siding.
12. Total number of dock slips shall not exceed 9. Dock slips shall be for the exclusive use of the owner/occupants of the units in the PUD.
13. 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.
14. The minimum lot width and lot area shall comply with the revised PUD conceptual plan, which shows units 5 and 6 with limited common area, which was submitted to Fenton Township on 3/29/11.
15. Any landscaping between buildings 5 and 6 shall not exceed 30 inches in height.
16. All work authorized by the PUD shall be completed within 3 years of the date of the Township Board's final approval of this amendment.
17. The conditions agreed to by the applicant and owners of existing units in the Gables of North Shore, which was submitted to the Township on 3/29/11 and initialed by the

applicant's attorney, shall be attached hereto and are hereby incorporated into these PUD conditions.

The revised PUD conceptual plan submitted to Fenton Township on 3/29/11 is hereby approved and incorporated into this PUD amendment.

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 2nd day of May 2011 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