

CHARTER TOWNSHIP OF FENTON
Ordinance No. 750
Adopted: September 4, 2012

An ordinance to amend Article 2 and Article 3 of Zoning Ordinance No. 594 to revise provisions related to the Light Fabrication use and to add provisions relating to the Fabrication use.

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

ARTICLE I. Section 2.01 (Definitions) is hereby amended to revise the definition of Light Fabrication as follows:

Light fabrication - Fully enclosed industrial operation involving the manufacturing, processing, assembling or packaging of finished or semi-finished products from previously prepared material. Manufacturing processes do not include those that generate excessive noise, vibration, smoke, or odor or which use or store excessive amounts of hazardous materials or chemical treatments such as etching with acid. Plastic extrusion is permitted but extrusion or casting of metals is prohibited. Goods are generally not displayed or sold on-site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.

ARTICLE II. Section 2.01 (Definitions) is hereby amended to add the following definition:

Fabrication - Manufacturing establishments that are involved in the production of goods requiring limited processing of material as well as packaging and assembly. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Operations do not exceed the performance standards established in Section 4.20 of this zoning ordinance.

ARTICLE III. Sub-section A. (Permitted principal uses) of Section 3.18 (M-1 Low Intensity Industrial) of Zoning Ordinance No. 594 is hereby amended to add the following uses:

Fabrication*

*Any use, which in the opinion of the zoning administrator has a significant potential of violating the performance standards in Section 4.20 shall be referred to the Planning Commission for zoning approval, following the procedures in Article 8; regardless of whether or not site plan approval is required.

Light Fabrication

ARTICLE IV. Sub-section A. (Permitted principal uses) of Section 3.19 (M-2 Light Industrial) of Zoning Ordinance No. 594 are hereby amended to add the following use:

Fabrication.

ARTICLE V. Sub-section A. (Permitted principal uses) of Section 3.20 (M-3 General Industrial) of Zoning Ordinance No. 594 is hereby amended to add the following uses:

Fabrication

Light Fabrication

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

ARTICLE VIII. 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 September 2012.

Bonnie K. Mathis, Supervisor

Robert E. Krug, Clerk