

CHARTER TOWNSHIP OF FENTON
Ordinance No. 771
Adopted: October 6, 2014

An ordinance to amend Article 5 of Zoning Ordinance No. 594 to add language regarding non-conforming uses of structures.

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

ARTICLE I. Section 5.05 (Non-conforming uses of structures) of Zoning Ordinance No. 594 is hereby amended to provide as follows:

SECTION 5.05 Non-conforming uses of structures

E. Where non-conforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land. Destruction for the purpose of this section is defined as damaged to an extent more than one hundred (100) percent of the state equalized value (SEV) value at time of destruction, or fifty (50) percent of its market value as determined by a certified appraiser hired by the property owner. Structures housing a single-family non-conforming use that are completely destroyed by fire, flood, act of a public enemy or similar event may be rebuilt and used as a single-family home, provided the structure is rebuilt on the existing building footprint and reconstruction begins within one (1) year of the destruction.

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 All ordinances and provisions of ordinances of the Charter Township of Fenton in conflict herewith are hereby repealed.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 6th day of October 2014.

Bonnie K. Mathis, Supervisor

Robert E. Krug, Clerk