

**CHARTER TOWNSHIP OF FENTON**  
**Ordinance No. 781**  
**Adopted: August 3, 2015**

An ordinance to amend Article 4 of Zoning Ordinance No. 594 to revise language relating to accessory buildings and structures.

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

**ARTICLE I.** Section 4.02 (Accessory buildings in residential and agricultural districts) of Article 4 (General Provisions) of Zoning Ordinance No. 594 is hereby amended to revise sub-section E and add sub-sections D, F and G as follows:

- D. For the purposes of this section, a residential building must be habitable as determined by the Township Building Inspector in order to qualify as a “principal structure”.
- E. When determining allowable square footage for accessory buildings associated with a residential dwelling, garage area (whether attached or detached) as well as any sheds or other out buildings will be used in the calculation.
  - 1. In residential and agricultural zoning districts the total square footage of all residential accessory buildings including attached garages, shall be as follows:
    - a. On lots twenty thousand (20,000) square feet or less in size, the total square footage of accessory buildings shall not exceed one thousand twenty (1,020) square feet.
    - b. On lots greater than twenty thousand (20,000) square feet the total square footage of accessory buildings shall not exceed one thousand twenty (1,020) square feet plus three percent (3%) of the lot area over twenty thousand (20,000) square feet. (Example: see Table 4-1).
    - c. The total square footage of the accessory buildings may not exceed four thousand five hundred (4,500) square feet.
    - d. Total number of detached accessory buildings shall not exceed four (4). These standards do not apply to non-residential accessory uses, including agricultural buildings.

<b>TABLE 4-1</b>			
<b>Examples of Accessory Building</b>			
<b>Maximum Square Footage Calculations</b>			
<b>Lot Size</b>	<b>Square Footage Threshold</b>	<b>Square Footage Over Threshold</b>	<b>Maximum Square Footage</b>
20,000 or less	20,000	0	1,020
35,000	20,000	15,000	1,020 + 450 = 1,470
60,000 (1.4 acre)	20,000	40,000	1,020 + 1,200 = 2,220
110,000 (2.5 acre)	20,000	90,000	1,020 + 2,700 = 3,720

- F. If a vacant parcel is combined with a parcel on which the principal structure is located, the additional allowable square footage of accessory building shall be calculated as follows:

1. If the vacant lot is 20,000 square feet or larger in size, the additional allowable square footage of accessory building shall be one thousand twenty (1,020) square feet.
2. If the vacant lot is less than 20,000 square feet in size, the additional allowable square footage of accessory building shall be equal to the square footage of vacant lot divided by 20,000 multiplied by 1,020. (Vacant square footage ÷ 20,000 x 1,020)

Any additional square footage of accessory building allowed for the combined parcel must be built on the portion that was a vacant parcel at the time of the consolidation of parcels.

**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 3rd day of August 2015.

**Bonnie K. Mathis, Supervisor**

**Robert E. Krug, Clerk**