

**CHARTER TOWNSHIP OF FENTON**  
**Ordinance No. 800**  
**Adopted: January 22, 2018**

An ordinance to amend Ordinance No. 689, (a previously adopted PUD rezoning amendment to Zoning Ordinance No. 594), to revise the PUD conditions for the previously approved PUD for a certain parcel of land, 06-09-300-036, owned by Lahring Linden Limited Partnership.

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:

SECTION 3.02 A

**A PARCEL OF LAND BEG N 89 DEG 50 MIN E 207.5 FT FROM SW COR OF SEC TH N 0 DEG 01 MIN 30 SEC W 439.06 FT TH S 89 DEG 50 MIN W 207.5 FT TH N 0 DEG 01 MIN 30 SEC W 2241.43 FT TH N 89 DEG 39 MIN 57 SEC E 1318.1 FT TH S 0 DEG 06 MIN 11 SEC E 2198.34 FT TH S 89 DEG 50 MIN W 200 FT TH S 0 DEG 06 MIN 11 SEC E 486 FT TH S 89 DEG 50 MIN W 424.18 FT TH N 0 DEG 01 MIN 30 SEC W 330.96 FT TH N 71 DEG 56 MIN 37 SEC W 212.94 FT TH S 0 DEG 01 MIN 30 SEC E 397.55 FT TH S 89 DEG 50 MIN W 287.57 FT TO PL OF BEG SEC 9 T5N R6E (07) 74.45 A FR 06-09-300-022/035**

The Conceptual PUD Site Plan dated 10-5-2017 is hereby adopted. The Fenton Township Zoning Map is hereby amended to reflect the changes to the PUD with the following conditions:

1. Permitted principal uses shall be restricted to detached single family residential and attached single family residential.
2. Permitted accessory uses shall be restricted to those permitted in the R-3 zoning district.
3. The maximum number of units to be constructed on the subject parcel shall not exceed 90.
4. Minimum setbacks shall be as follows:

Front yard	25 feet
Side yard	30 feet between structures
Side yard	35 feet for any side abutting an open space area
Rear yard	35 feet
5. The maximum building height shall not exceed 29 feet.
6. The minimum floor area per dwelling unit for the detached units shall be 1,250 square feet.
7. A minimum of 50% of the development area shall remain as dedicated open space in the areas shown on the concept plan.
8. Access shall be provided to the isolated upland area at the northeast corner of the development.
9. 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.

10. The Planning Commission & Township Board will evaluate this request in 2 years and may initiate a rezoning of the property if the developer has not demonstrated that suitable, continual progress has been made to develop the property.

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 22nd day of January 2018 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**

Ordinance introduced:	01/08/18
Publication date:	01/14/18
Ordinance adopted:	01/22/18
Publication date:	01/28/18
Effective date:	02/04/18