

VILLAGE OF CARO ZONING ORDINANCE

ARTICLE 26 CONDOMINIUMS

Section 2600 INTENT:

The intent of this article is to regulate the division and development of land under the Condominium Act (PA 59 of 1978) so that the development is comparable in quality of design to property divided and developed by other methods.

Section 2601 REVIEW REQUIREMENTS:

In order to ensure compliance with this ordinance, all condominium developments shall go through the site plan review process, including developments consisting solely of single family or duplex residences that may otherwise not be required to prepare a site plan. In addition to the information required in Article 24, all applicants for condominium site plan review shall submit the following information.

1. A copy of the proposed condominium master deed
2. A copy of the proposed condominium subdivision plan (this may replace the site plan normally required for site plan review).
3. A copy of the proposed condominium by-laws

Section 2602 ZONING ORDINANCE STANDARDS:

1. Lot Size

In conventional condominium development the entire site must meet the minimum lot size requirements for the zoning district the parcel is located in. For site condominium developments, each condominium unit and its associated limited common area are considered equivalent to a “lot” and must meet the minimum lot size requirements for the zoning district the parcel is located in.

2. Setbacks

In conventional condominium development the buildings must be setback from the site’s boundaries as required in the zoning district the parcel is located in while the setback from other buildings must meet the building setback requirements of the Multiple Family district. For site condominium developments the setbacks shall be from the outer edge of the “lot” consisting of a condominium unit and its associated limited common area, and shall be consistent with the setbacks for principal structures in the zoning district in which it is located in.

Section 2603 CONDOMINIUM DESIGN STANDARDS:

Conventional and site condominium developments shall comply with the site plan review design requirements in Article 24. In addition, site condominiums shall comply with the design standards contained in other Village of Caro Ordinances.

Section 2604 SURVEY REQUIREMENTS:

Conventional condominiums shall comply with the monumenting requirements contained in the Condominium Act, PA 59 of 1978. Site Condominium shall comply with the following requirements:

1. Monuments shall be located in the ground and made according to the following requirements, but it is not intended or required that monuments be placed within their traveled portion of a street to mark angles in the boundary of the subdivision if the angles points can be readily reestablished by reference to monuments along the sidelines of the streets.
2. All monuments used shall be made of solid iron or steel at least ½ inch in diameter and 36 inches long and completely encased in concrete at least 4 inches in diameter.
3. Monuments shall be located in the ground at all angles in the boundaries of the site condominium; at the intersection lines of streets and at the intersection of the lines of streets with the boundaries of the site condominium and at the intersection of alleys with the boundaries of the site condominium; at the points of curvature, points of reverse curvature and angle points in the side lines of streets and alleys; and at all angles of an intermediate traverse line.
4. If the required location of a monument is in an inaccessible place, or where the locating of a monument would be clearly impractical, it is sufficient to place a reference monument nearby and the precise location thereof be clearly indicated on the plat and referenced to the true point.
5. If a point required to be monumented is on a bedrock outcropping, a steel rod at least ½ inch in diameter shall be drilled and grouted into solid rock to a depth of at least eight (8) inches.
6. All required monuments shall be placed flush with the ground where practicable.
7. The corner of each area consisting of a unit and the associated limited common area reserved for that unit, and treated as a “lot” under this ordinance shall be monumented in the field by iron or steel bars or iron pipes at least 18 inches long and ½ inch diameter, or other approved markers.

8. The Village Council may waive the placing of any of the required monuments and markers for a reasonable time, not to exceed one year, on condition that the proprietor deposits with the Village cash or a certified check, or irrevocable bank letter of credit running to the Village, whichever the proprietor selects, in an amount not less than \$100.00 per monument and not less than \$400.00 in total, except that lot corner markers shall be at the rate of not less than \$25.00 per marker. Such cash, certified check or irrevocable bank letter of credit shall be returned to the proprietor upon receipt of a certificate by a surveyor that the monuments and markers have been placed as required within the time specified. If the proprietor defaults the Village shall promptly require a surveyor to locate the monuments and markers in the grounds as certified on the plat, at a cost not to exceed the amount of the security deposited and shall pay the surveyor.