

ARTICLE 13
CONDOMINIUMS

Section 13.1 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 properly divided and developed by other methods.

Section 13.2 Review Requirements

In order to ensure compliance with this Ordinance, all condominium developments shall follow 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 9 - Site Plan Review Standards, all applicants for condominium site plan review shall submit the following information.

- A. Copy of the proposed condominium master deed and all amendments.
- B. A copy of the proposed condominium subdivision plan.
- C. A copy of the proposed condominium association by-laws and organizational articles.

Section 13.3 Zoning Ordinance Standards

- A. Lot Size: In conventional condominium development, the condominium unit is enclosed air space, such as condominium apartments. In a conventional condominium, the entire site must meet the minimum lot size requirements for the zoning district in which the parcel is located. For site condominium developments, the condominium unit is a piece of land that is sold as a building site, just as lots in a subdivision are sold. Each condominium unit in a site condominium and its associated limited common elements are considered equivalent to a "lot", and must meet the minimum lot size requirements for the zoning district in which the parcel is located.
- B. Setback: In conventional condominium developments, the buildings must be set back from the sites boundaries as required in the zoning district where the parcel is located. For site condominium developments the setbacks shall be from the outer edge of the "lot" consisting of a condominium unit and their associated limited common elements, and shall be consistent with the setbacks for principal structures in the zoning district in which it is located.

Section 13.4 Condominium Design Requirements

Conventional and site condominium developments shall comply with all applicable design standards in this Ordinance. Infrastructure, including streets, utilities and sidewalks shall comply with the standards adopted by the Village.

Section 13.5 Survey Requirements

Conventional condominiums shall comply with the monumenting requirements contained in the Condominium Act, (PA 59 of 1978). Site condominiums shall comply with the following requirements which are intended to ensure that monumentation is equivalent to the monumentation requirements of a subdivision plat:

- A. Monuments shall be located in the ground and made according to the following requirements, but is not intended or required that monuments be placed within the traveled portions of a street to mark angles in the boundary of the subdivision if the angle points can be readily reestablished by reference to monuments along the sidelines of the streets.
- B. All monuments used shall be made of solid iron or steel at least half (1/2) inch in diameter and thirty-six (36) inches long and completely encased in concrete at least four (4) inches in diameter.
- C. 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 intersections 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.
- D. 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 site plan and referenced to the true point.
- E. If a point required to be monumented is on a bedrock outcropping, a steel rod, at least half (1/2) inch in diameter shall be drilled and grouted into solid rock to a depth of at least eight (8) inches.
- F. All required monuments shall be placed flush with the ground where practicable.
- G. 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 half (1/2) inch diameter and eighteen (18) inches long, or other markers approved by the Village.

Section 13.6 Recorded Master Deed

Prior to issuance of a building permit, the applicant shall provide the Village with a copy of the recorded master deed, including all amendments and attachments along with two (2) copies not to exceed 11" x 17" and two (2) copies at least 24"x36" of the condominium plan. The Zoning Administrator shall review these documents to ensure that they comply with the approval granted by the Planning Commission.

End of Article 13