

28.00**ARTICLE XXVIII
CONDOMINIUM REGULATIONS****28.10 DECLARATION OF POLICY.**

The Whitewater Township Board of Trustees finds and declares that condominium developers and owners are properly entitled to the same benefits and protection and are likewise obligated to conform to the same restrictions and standards applicable to all other types of development and ownership under the Township Ordinances.

28.11 CONDOMINIUM SUBDIVISIONS.

All condominium subdivisions, projects or developments shall be subject to the review procedure and standards imposed by the Township Subdivision Control Ordinance, the Township Zoning Ordinance and Grand Traverse County regulations provided that in the case of site condominiums, each condominium unit shall be treated as a lot by these ordinances with respect to all building line setbacks, minimum dimensions, density limits and other requirements of the zone in which the project is to be located.

28.12 SUBDIVISION OF UNITS.

Condominium units may not be subdivided in such a way that density standards, building line setbacks or other requirements of the zone in which the project or unit is located are not met.

28.13 CONDOMINIUM SUBDIVISION PLAN.

The condominium subdivision plan shall include all the information required by Sec. 66 of the Condominium Act (Act 59, P. A. 1978) including a site plan which conforms with the requirements of Section 25.00 of the Whitewater Township Zoning Ordinance (Site Plan Review).

28.14 RIGHTS-OF-WAY, ROADS, DRIVEWAYS AND PARKING.

All rights-of-way, roads, driveways, parking areas and signage for vehicular control within a condominium project shall conform with the standards established by the Grand Traverse County Road Commission, the Township Subdivision Ordinance, the Township Zoning Ordinance and shall meet the requirements of the Fire Chief for access by emergency equipment.

28.15 MOBILE HOME CONDOMINIUMS.

Mobile home condominium projects shall conform to the requirements for mobile home parks established under the regulations of the Michigan Mobile Home Commission.