

13.5 CONDOMINIUM SUBDIVISIONS

13.5.1 Compliance Of Condominium Lot

For the purposes of these Regulations, each condominium lot in a condominium subdivision shall be considered as a single lot and shall comply with all regulations of the Zoning District in which it is located. In a condominium development containing single-family detached dwelling units, not more than one (1) dwelling unit shall be located on a condominium lot, nor shall a dwelling unit be located on a condominium lot with any other principal structure or use. Required yards shall be measured from boundaries of a condominium lot. These requirements shall be made part of the bylaws and recorded as part of the master deed.

13.5.2 Layout and Design

Nothing in this section shall be construed as requiring a condominium subdivision to obtain plat approval under the Township Subdivision Control Ordinance.

13.6 CONDOMINIUM DEVELOPMENT WITHOUT SUBDIVISION OF LAND

Condominium development not involving condominium lots within a condominium subdivision shall comply with all regulations of the Zoning District in which it is located.

13.7 MOBILE HOME CONDOMINIUM PROJECT

Mobile home condominium developments shall conform to the requirements of this Ordinance, in accordance with the Condominium Act and other applicable Local and State laws, ordinances and regulations. Such developments shall be located only in a Zoning District that provides for Mobile Home Parks.

13.8 ADDITIONAL FILINGS REQUIRED

Subsequent to the recording of the master deed, bylaws and deed restrictions, and subsequent to the construction of improvements, the developer shall file the following information with the Township Clerk:

- a) One (1) mylar copy and five (5) prints of the as-built condominium plans.
- b) Two (2) copies of the recorded master deed, bylaws and deed restrictions with all pertinent attachments.
- c) Certification from the developer's engineer that improvements have been installed in conformance with the approved construction drawings and monuments.

Upon fulfillment of all requirements, the developer shall apply to the Township Clerk for release of performance guarantees.