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 Superintendent of Planning &  
 Zoning Division

## MEMORANDUM

Date: July 6, 2020

To: Honorable Township Board Members

From: Jeffrey Polkowski, Superintendent of Planning and Zoning

RE: Proposed Map Adoption for the June 23, 2020 Planning Commission Meeting Case No. 20-06-01 Re-adoption of the Official Zoning Map

The Official Zoning Map adopted March 10, 2010, as amended, has generally been considered difficult to read and not user friendly by those who chose to live or invest in the Township. As a response to this, Township Staff has been circulating an unofficial map that uses a different organizational structure and color scheme in an attempt to provide more clarity.

Planning Staff is comfortable with proposing that this map be established as the Official Zoning Map for Zoning Ordinance No. 135-A. Attached with this memo, for your review, is both the existing Official Zoning Map and the Proposed Zoning Map. Both of which, include the following amendments (rezonings) as per Section 4-009.2.J of the Zoning Ordinance:

Case No.	Date	Parcel ID	Address	Previous Zoning	Changed Zoning
2012-02-02	12-02-02	13-18-353-019, through 022	7720 & 7732 HIGHLAND RD.	C-2	C-3
2012-04-01	12-04-01	13-35-179-028 through 032	90 S. CASS LAKE RD.	O-1	C-2
2012-04-02	12-04-02	13-35-179-039	3532 CASS ELIZABETH RD.	O-1	HT-1
2012-04-03	12-04-03	13-35-179-036	960 S. CASS LAKE RD.	R-1C	C-2
2012-04-04	12-04-04	13-04-151-013	4269 STEFFENS RD.	R-1B	C-1
2012-04-06	12-04-06	13-13-300-201	1580 SCOTT LAKE RD	R-1A	PL
2013-03-02	13-03-02	13-33-180-001	VACANT PARCEL	R-1E	R-1A
2013-05-02	13-05-02	13-23-353-002	592 SHARON STREET	O-1	R-1A
2014-02-01	14-02-01	13-13-426-034	VACANT PARCEL	C-4	R-M2
2014-09-02	14-09-02	13-14-227-027	VACANT PARCEL	R-1A	O-1
2015-02-01	15-02-01	13-10-402-006,010,009	4265 DIXIE HIGHWAY	C-2	C-3
2015-03-01	15-03-01	13-16-451-023,027	BALIAN DRIVE	C-3	C-4
2015-08-03	15-08-03	13-22-227-013	4212 HIGHLAND SUITE 100	C-4	C-3
2016-03-01	16-03-01	13-18-451-023	7313 HIGHLAND ROAD	C-4	C-3
2016-04-02	16-04-02	13-21-101-021	VACANT PARCEL	PL	R-1B
2017-03-01	17-03-01	13-20-101-001	VACANT-PROPERTY ASSEMBLAGE	R-1A, C-2, C-3	C-4
2017-05-01	17-05-01	13-13-426-032	2100 DIXIE HIGHWAY	C-4	C-3
2017-05-02	17-05-02	13-34-427-003	VACANT PROPERTY	C-1	R-1C
2017-06-01	17-06-01	13-20-101-007	6929 HIGHLAND RD.	C-2	C-4
2017-06-03	17-06-03	13-21-202-001	5385 HIGHLAND RD. - VACANT	O-1	C-1
2017-10-01	17-10-01	13-12-105-005	2946 WALTON BLVD.	O-1	R-1A
2017-11-03	17-11-03	13-35-301-001	3965 CASS ELIZABETH RD.	C-2	CR
2017-11-04	17-11-04	13-04-253-013,014	VACANT PROPERTY	R-1	R-1B
2018-03-03	18-03-03	13-24-176-009 through 024	VACANT PROPERTY	C-1	R-1C
2018-04-01	18-04-01	13-16-401-023	5341 TUBBS RD.	PL	R-1A
2018-10-01	18-10-01	13-19-200-004	7488 PONTIAC LAKE RD.	R-1A	R-M2

**With us there are no  
 boundaries**

Although there is no national standard for a color scheme adopted by the American Planning Association, the proposed color scheme used to represent the Township Zoning Districts is more typically seen in zoning maps used by municipalities nation-wide. After circulating this map for over a year, making minor adjustments as they have been identified.

**Motion**

If the Township Board concurs with the Planning Commission's favorable recommendation for this, a motion to "introduce" the case should be made which would then provide for consideration of "final adoption" of the Amendment at your July 27, 2020 meeting.

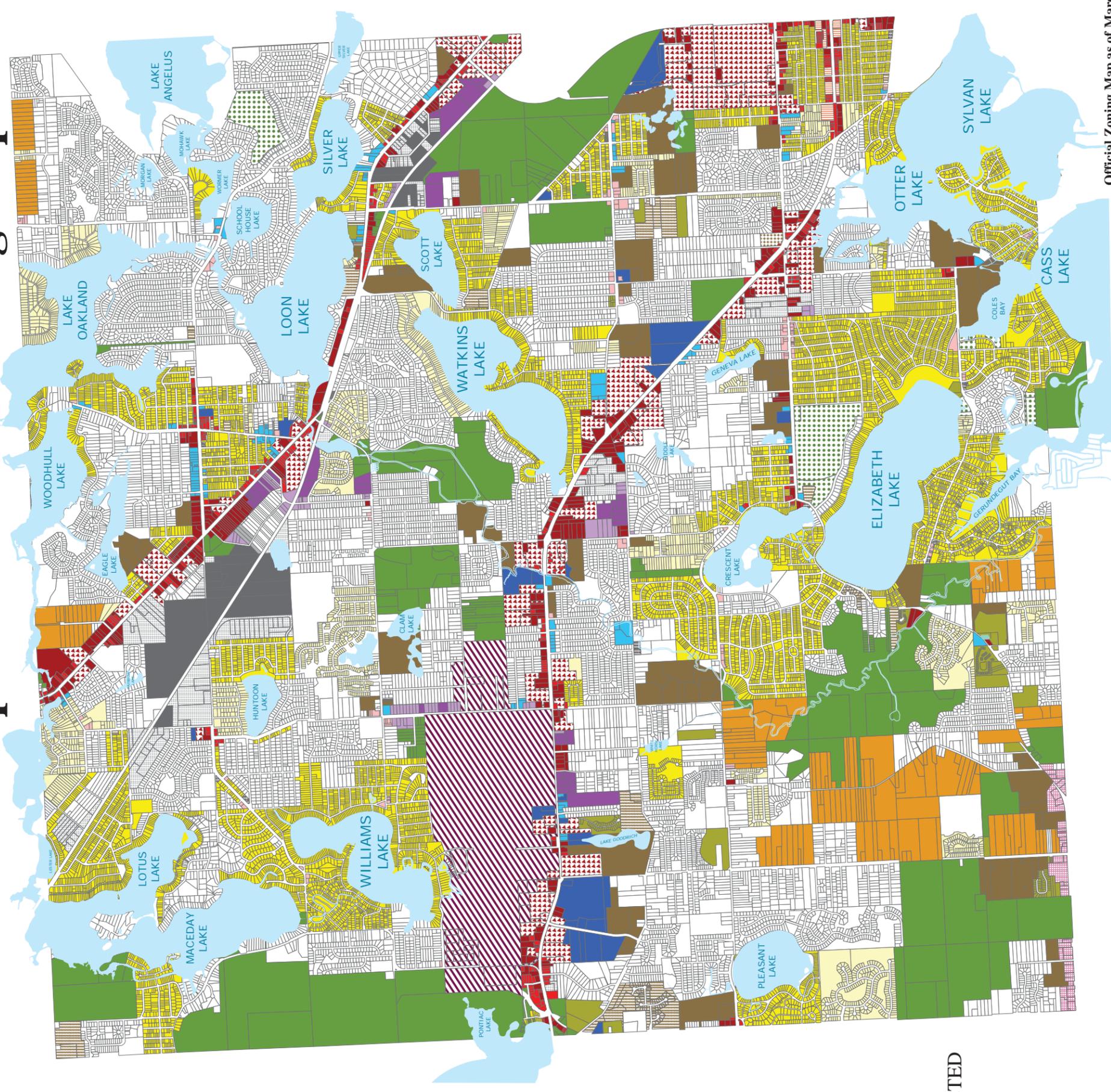
Upon your review, if you have any questions or require further information, please contact this office.

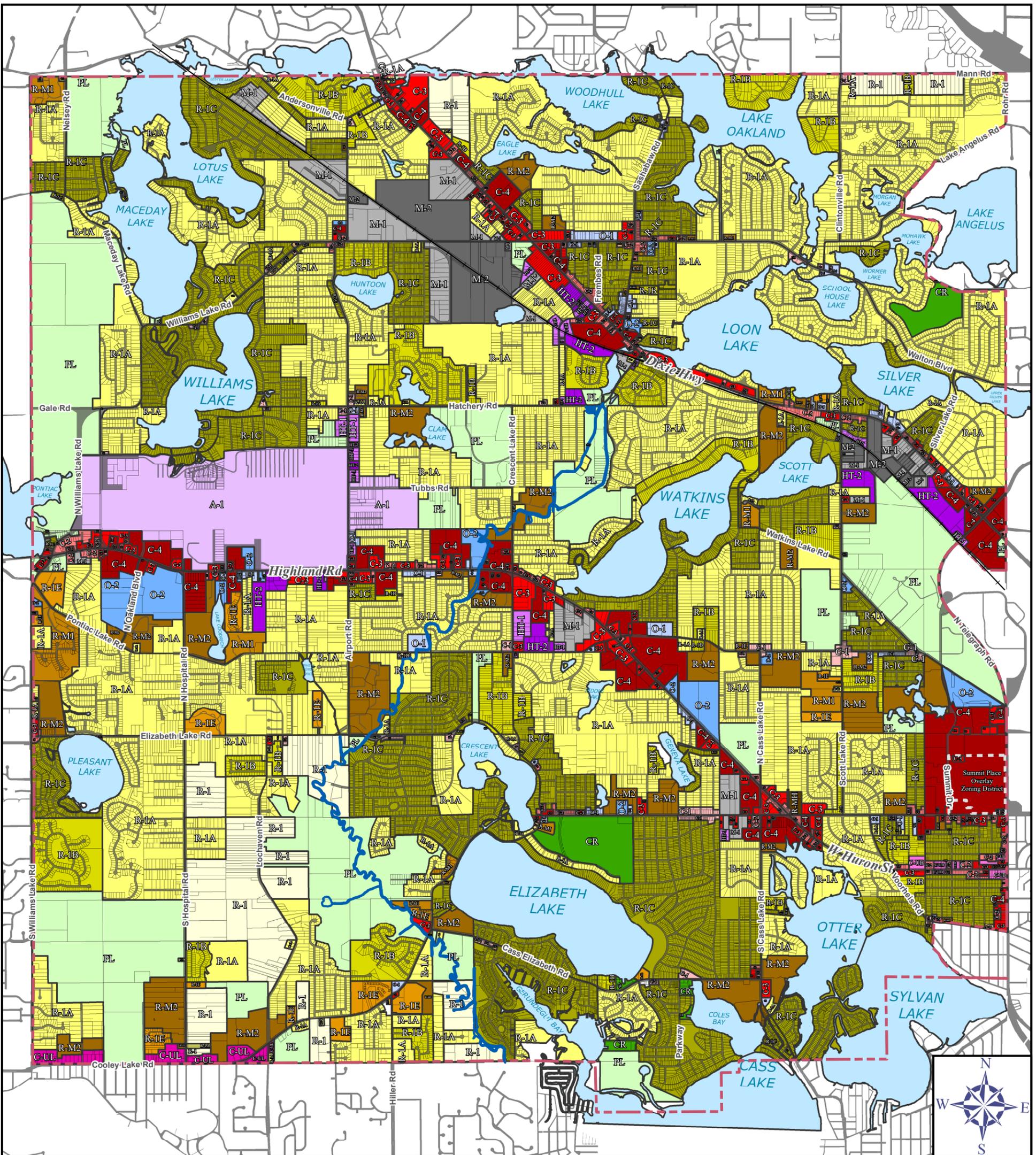
# Legend

## Zoning Districts

-  R-1, SINGLE-FAMILY RESIDENTIAL
-  R-1A, SINGLE-FAMILY RESIDENTIAL
-  R-1B, SINGLE-FAMILY RESIDENTIAL
-  R-1C, SINGLE-FAMILY RESIDENTIAL
-  R-1D, DUPLEX RESIDENTIAL
-  R-1E, SINGLE-FAMILY ATTACHED RESIDENTIAL
-  R-M1, LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL
-  R-M2, MULTIPLE-FAMILY RESIDENTIAL
-  R-MH, MOBILE HOME PARK DISTRICT
-  CR, COMMERCIAL RECREATION
-  PL, PUBLIC LANDS
-  O-1, LOCAL OFFICE
-  O-2, GENERAL OFFICE
-  C-1, NEIGHBORHOOD BUSINESS
-  C-2, SMALL BUSINESS
-  C-3, GENERAL BUSINESS
-  C-4, EXTENSIVE BUSINESS
-  C-UB, URBAN BUSINESS
-  C-UL, UNION LAKE BUSINESS
-  A-1, AIRPORT
-  HT-1, HIGH TECH OFFICE
-  HT-2, HIGH TECH INDUSTRIAL AND OFFICE
-  M-1, LIGHT INDUSTRIAL
-  M-1\*, LIGHT INDUSTRIAL-CONSENT JUDGMENT RESTRICTED
-  M-2, GENERAL INDUSTRIAL

# Charter Township of Waterford Zoning Map





# Zoning Map



## Residential Zoning

- R-1, SINGLE-FAMILY RESIDENTIAL
- R-1A, SINGLE-FAMILY RESIDENTIAL
- R-1B, SINGLE-FAMILY RESIDENTIAL
- R-1C, SINGLE-FAMILY RESIDENTIAL
- R-1D, DUPLEX RESIDENTIAL
- R-1E, SINGLE-FAMILY ATTACHED RESIDENTIAL
- R-M1, LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL
- R-M2, MULTIPLE-FAMILY RESIDENTIAL
- R-MH, MOBILE HOME PARK DISTRICT

## Commercial & Office Zoning

- C-1, NEIGHBORHOOD BUSINESS
- C-2, SMALL BUSINESS
- C-3, GENERAL BUSINESS
- C-4, EXTENSIVE BUSINESS
- C-UB, URBAN BUSINESS
- C-UL, UNION LAKE BUSINESS
- O-1, LOCAL OFFICE
- O-2, GENERAL OFFICE

## Higher Intensity & Other Zoning

- A-1, AIRPORT
- HT-1, HIGH TECH OFFICE
- HT-2, HIGH TECH INDUSTRIAL AND OFFICE
- M-1\*, LIGHT INDUSTRIAL-CONSENT JUDGMENT RESTRICTED
- M-1, LIGHT INDUSTRIAL
- M-2, GENERAL INDUSTRIAL
- PL, PUBLIC LANDS
- CR, COMMERCIAL RECREATION
- Overlay Zoning Districts

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
ORDINANCE NO. 2020-Z-005

**REPLACEMENT ZONING MAP ORDINANCE AMENDMENT**

An ordinance to amend the Waterford Township Zoning Ordinance by replacing the Zoning Map as adopted February 22, 2010, as part of Zoning Ordinance No. 135-A, and subsequently amended as a result of rezoning ordinances, with a new Zoning Map.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

**Section 1 of Ordinance**

The Zoning Map required, adopted by reference as part of Zoning Ordinance No. 135-A that took effect on March 10, 2010, subsequently amended by rezoning ordinances, and maintained in the office of the Zoning Official as provided in Sections 3-101 and 3-102 of the Zoning Ordinance, is amended by replacing it with a new Zoning Map, a reduced size copy of which is attached to this Ordinance Amendment.

**Section 2 of Ordinance**

The effective date of this ordinance shall be on the 8<sup>th</sup> day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

**CERTIFICATION**

I certify that this Replacement Zoning Map Ordinance Amendment was adopted by a majority vote of the members of the Board of Trustees of the Charter Township of Waterford at a meeting duly called and held on July 27, 2020.

CHARTER TOWNSHIP OF WATERFORD

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kimberly Markee, Township Clerk