

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD

ORDINANCE NO. 2022-Z-016

TEXT AMENDMENT TO ZONING ORDINANCE

An Ordinance to amend the Waterford Township Zoning Ordinance No. 135-A (“Zoning Ordinance”) to amend the Interim Site Planning and Landscape Design Standards Manual (SPL Manual) incorporation.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

Section 2-405.A through 2-405.H shall be renumbered to 2-405.1 through 2-405.8 for document numbering consistency.

Section 2 of Ordinance

Section 2-405.F of the Zoning Ordinance shall be modified to be renumbered to 2-405.6 and to remove specific dimensional requirements and to instead reference Section 2-409.4 Parking Space Standards, Layouts, and Construction and shall now read as follows:

6. Off-street parking areas shall be designed to conform to ***Section 2-409.4***.

Section 3 of Ordinance

Section 2-406.A and 2-406.B shall be renumbered to 2-406.1 and 2-405.2 for document numbering consistency.

Section 4 of Ordinance

Section 2-409.1 of the Zoning Ordinance shall be modified to reference Section 2-409.6 instead of Section 2601 and shall read as follows:

2-409.1. Off-Street Parking Requirements. In all districts space for off-street parking of self-propelled motor vehicles used by occupants, employees, and/or patrons of building and uses hereafter erected, altered, or extended after the effective date of this Ordinance, shall be provided as herein prescribed. All required off-street parking areas along with the prescribed number of spaces shall not be encroached upon so long as the main building use remains, unless an equivalent number of spaces are provided elsewhere in conformance with this Ordinance. Off-street parking existing at the effective date of this Ordinance shall not be reduced in size or number of spaces less than that required under this ordinance for any existing building or use which it serves. Loading space as required in **Section 2-409.6** shall not be construed as supplying offstreet parking space. The amount of required off-street parking space shall be stated on application for a building permit to build a new building or use or enlarge an existing one.

Section 5 of Ordinance

Section 2-409.4.D of the Zoning Ordinance shall be modified to include a reference to graphic examples of layouts, updated dimensions in the table and shall now read as follows:

D Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements. See **Figure VII-68** through **Figure VII-72** for graphic examples of parking area layouts:

OFF STREET PARKING LOT LAYOUT					
PARKING				TOTAL WIDTH OF ONE TIER OF PARKING PLUS AISLE <i>(in feet)</i>	TOTAL WIDTH OF TWO TIERS OF PARKING PLUS AISLE <i>(in feet)</i>
PARKING PATTERN ANGLE	SPACE WIDTH <i>(in feet)</i>	SPACE LENGTH <i>(in feet)</i>	 AISLE WIDTH (IN FEET)		
0 (parallel)	8	21'	12' one-way 22' two-way	20' one-way 30' two-way	28' one-way 38' two-way
45	9	18'	14' one-way 22' two-way	33' one-way 41' two-way	52' one-way 60' two-way
60	9	18'	18' one-way 22' two-way	38' one-way 42' two-way	58' one-way 62' two-way
90	9	18'	22'	40'	58'

Section 6 of Ordinance

Section 2-604.3.B(11) of the Zoning Ordinance shall be modified to remove reference to the SPL Manual and shall now read as follows:

(11) Conformity to the applicable provisions of the Engineering Standards established under **Section 5-003** and with **Division 2-4**, and **Division 2-8**

Section 7 of Ordinance

Section 2-604.4.G of the Zoning Ordinance shall be modified to remove reference to the SPL Manual and shall now read as follows:

- G Conformity to the applicable provisions of the Engineering Standards established under **Section 5-003** and with **Division 2-4**, and **Division 2-8**

Section 8 of Ordinance

Section 2-802.6 of the Zoning Ordinance shall remain the same except to indicate that the Ginko shall only be male and shall read as:

Gingko (Male)

Section 9 of Ordinance

A new Section 2-802.9 shall be added and will read as follows:

2-802.9 Parking Area Landscaping Requirements

- A A minimum twenty (20) foot wide greenbelt as designed and regulated in **Section 2-802.1.D** shall be located between any off-street parking areas or vehicular use areas and any adjacent public right-of-way excluding alleys.
- B Parking interior landscaping shall be provided in parking areas in accordance with the following requirements:
 - (1) Any off-street parking areas containing ten (10) or more parking spaces shall have within the parking area interior landscaping according to the following schedule:
Use Parking Interior Landscaping Per Parking Space (in sq. ft.) Commercial/Office 20 Residential (Multiple) 15 Industrial 10

Use	Parking Interior Landscaping Per Parking Space (in Sq. ft.)
Commercial/Office	20
Residential/Multiple	15
Industrial	10

- (2) Each separate landscaped area shall be no less than ninety (90) square feet and shall have a minimum dimension of at least five (5) feet. No more than three (3) landscaped units of ninety (90) square feet may be combined in plans designed to meet the minimum requirements.
- (3) Bumper stops, curbing or wheel chocks shall be provided in conjunction with any driveway, parking aisle or parking space (paved or unpaved) a minimum distance of five (5) feet from any required fence, wall or other screening, or any adjacent building which is constructed on the property line in order to prevent any vehicle from damaging or encroaching upon such required screening or adjacent buildings. Either concrete or asphalt may be used with specifications and plans approved by the Township Engineer.
- (4) All parking interior landscaping shall conform to the following requirements:
 - (A) One (1) twelve (12) foot high, two (2) inch caliper deciduous tree shall be

required for every one hundred (100) square feet or fraction thereof of required parking interior landscaping area.

- (B) The parking interior landscaping area shall be curbed and shall contain grass, ground cover, four (4) inch deep wood chips, or four (4) inch deep crushed stone.

Section 10 of Ordinance

Section 5-004 Site Planning and Landscape Design Standards Manual shall be deleted in its entirety.

Section 11 of Ordinance

The effective date of this Ordinance shall be on the 8th 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 Zoning Ordinance Text 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 _____, 2022.

Date

Kimberly Markee, Township Clerk