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**DEVELOPMENT SERVICES  
DEPARTMENT**

Dave Hills  
Superintendent of Building  
Division  
Jeffrey M. Polkowski, AICP  
Superintendent of Planning &  
Zoning Division

## MEMORANDUM

Date: June 6, 2022

To: Honorable Township Board

From: Jeffrey M. Polkowski, Superintendent of Planning and Zoning

RE: 2022-Z-011, Text Amendment: incorporation of the SPL into the Zoning  
Ordinance

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This proposed Zoning Ordinance Text Amendment simply incorporates the *Interim Site Plan and Landscape Design Standards Manual* or *SPL* into the Township Zoning Ordinance.

It is believed that the SPL was originally adopted in 2010 as a supplement to the Zoning Ordinance because Township Staff felt that it would be difficult to update the Zoning Ordinance to incorporate much needed site planning and landscape design standards.

Current Township staff does not agree with this sentiment, furthermore, current the Township Staff finds it cumbersome to maintain a secondary supplement to the Zoning Ordinance, rather than maintain a streamlined, all encompassing, Zoning Ordinance. Keeping a supplemental document that references site plan and landscape design standards has also been a point of contention with those who choose to develop within Waterford Township, causing an unnecessary communication disconnect.

Along with the language incorporation of the SPL word-for-word, there are some minor proposed changes. These include minor language clarifications, and two parking calculation changes for Personal Grooming Establishments and Vehicle (Car) Wash Establishments.

Currently Personal Grooming Establishments require three (3) parking spaces per chair, Township staff and the Planning Commission are jointly proposing this to be reduced to one (1.5) space per chair and one (1) space for each staff member.

Currently, Vehicle (Car) Wash Establishments reference an older ordinance that has been replaced by the current ordinance 12 years ago. Township staff is proposing to have the existing ordinance be updated to include the same original language from that previously, now defunct, Zoning Ordinance.

## **Planning Commission Recommendation and Findings**

The Planning Commission reviewed this proposed Zoning Ordinance amendment at the regularly scheduled meeting on May 24, 2022 and resolved unanimously, to forward a favorable recommendation to the Township Board.

### **Motions**

Based upon the Planning Commission's favorable recommendation at the May 24, 2022 regular meeting for this Zoning Ordinance amendment, should the Board want to consider adopting the requested Zoning Ordinance amendment, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the June 27, 2022 meeting. However, if the Board does not want to adopt the requested Zoning Ordinance amendment, the appropriate motion would be to not introduce the Ordinance and deny the amendment.

Should you have any questions prior, please do not hesitate to reach out to me.

Text Amendment 22-05-01 - SPL Manual-3-No Hyperlinks

Main document changes and comments

**Page I-22: Inserted** Alef, Scott **5/16/2022 12:21:00 PM**

Section 2-801

**Page I-22: Deleted** Alef, Scott **5/16/2022 12:21:00 PM**

the SPL Manual

**Page I-27: Deleted** Alef, Scott **5/16/2022 12:22:00 PM**

(Please also refer to the SPL Manual for graphic examples of these definitions)

**Page I-39: Inserted** Alef, Scott **5/16/2022 12:23:00 PM**

Section 2-802

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the SPL Manual

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and SPL Manual

**Page I-45: Inserted** Alef, Scott **5/16/2022 12:37:00 PM**

Division 2-4

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the SPL Manual

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**SPL MANUAL**

. Shall refer to the Charter Township of Waterford Site Planning and Landscape Design Standards Manual, as adopted in accordance with Section 5-004, where used in this Zoning Ordinance.

**Page II-6: Inserted** Alef, Scott **5/16/2022 12:47:00 PM**

Division 2-8

**Page II-6: Deleted** Alef, Scott **5/16/2022 12:47:00 PM**

the SPL Manual

**Page II-8: Inserted** Alef, Scott **5/16/2022 12:47:00 PM**

Section 2-801

A.

**Page II-8: Deleted** Alef, Scott **5/16/2022 12:47:00 PM**

the SPL Manual

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**Page II-10: Inserted** Alef, Scott **5/16/2022 2:00:00 PM**

Figure VII-68 through Figure VII-72 on pages VII-37 through VII-39

**Page II-10: Deleted** Alef, Scott **5/16/2022 2:00:00 PM**

the SPL Manual

**Page II-10: Inserted** Alef, Scott **5/18/2022 12:59:00 PM**

Section 2-409.7

A.

**Page II-10: Deleted** Alef, Scott **5/16/2022 12:48:00 PM**

the SPL Manual

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RESERVED

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**Division 0-0 - Screening and Landscaping Regulations**

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Off-street parking for bicycles shall be provided in accordance with the SPL Manual.

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Section 2-409.7

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the SPL Manual

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Division 2-8

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the SPL Manual

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**Page II-11: Deleted Alef, Scott 5/16/2022 11:55:00 AM**

Handicapped parking spaces and related signage shall be provided in all off-street parking lots in the number and location required by the SPL Manual and dimensioned in accordance with the Township Engineering Standards.

**Page II-11: Inserted Alef, Scott 5/16/2022 11:55:00 AM**

1. Handicapped parking spaces shall be provided in all off street parking lots in accordance with the table below (Public Act No. 180, Public Acts of 1974, State of Michigan). These spaces shall be identified by signs as being reserved for physically handicapped persons. Signs shall be located approximately six (6) feet above grade.

<b>TOTAL PARKING IN LOT</b>	<b>REQUIRED NUMBER OF ACCESSIBLE SPACES</b>
Less than 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 50	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
Over 1,000	20 plus 1 or each 100 over 1,000

0. Each reserved parking space shall be not less than twelve (12) feet wide. Where a curb exists between a parking lot surface and a sidewalk surface, an inclined approach or curb cut with a gradient of not more than one (1) foot in twelve (12) feet and a width of not less than four (4) feet shall be provided for wheelchair access. Parking spaces for the physically handicapped shall be located as close as possible to walkways and entrances. Signs shall be provided when necessary indicating the direction of travel to an accessible entrance.

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Division 2-4 and Division 2-8

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the SPL Manual

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Division 2-8

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SPL Manual

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## **SECTION 1-001. PARKING AND LOADING**

### **0-000.0. 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 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.

### **0-000.0. Parking Area Paving Requirement.**

All parking and loading areas, including all access aisles and vehicular use areas, shall be suitably graded and drained, and paved with concrete or asphalt prior to the issuance of an occupancy permit.

### **0-000.0. Collective Parking Provision.**

Nothing in this Ordinance shall be construed to prevent collective off-street parking facilities for two or more buildings or uses. However, such facilities shall not provide parking for less than the sum of the requirements for the various individual buildings or uses when computed separately in accordance with the schedule in this Article.

### **0-000.0. Parking Space Standards, Layouts, and Construction.**

Off-street parking areas shall be laid out, constructed, and maintained in accordance with the following standards and regulations:

- A. No parking area shall be constructed unless and until site plan approval in accordance with Section 4-004 has been granted.
- B. All spaces shall provide adequate access by means of aisles. Backing directly onto a street shall be prohibited.
- C. Bumper stops, curbing, or wheel chocks shall be provided to prevent any vehicle from damaging or encroaching upon any required wall, fence or buffer strips or upon any building adjacent to the parking lot.
- D. Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

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### **0-000.0. Driveways.**

- A. All parking lots shall have access from clearly limited and defined driveways not less than sixteen (16) feet wide for a one way drive and twenty-two (22) feet wide for a two way drive. Construction within the road right-of-way for driveways shall be under permit from either the Oakland County Road Commission or the Michigan Department of State Highways, whichever is appropriate, said permits(s) being necessary prior to the granting of site plan approval.
- B. Each entrance and exit to and from such parking lot shall be at least twenty-five (25) feet distant from any adjacent property located in any residential district.

### **0-000.0. Off-Street Loading Requirements.**

On the premises involved in receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained adequate space for standing, loading, and unloading services to avoid undue interference with public use of the streets, alleys, or any required access aisles for off-street parking areas. Such loading, and unloading space shall be an area ten (10) feet by fifty (50) feet with fifteen (15) foot height clearance, and such space shall be provided according to the following schedule:

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**Division 0-0 - Screening and Landscaping Regulations**

<b>REQUIRED SPACES</b>	<i>Gross Floor Area (square feet)</i>
None	0 to 1,999
One space	2,000 to 19,999
One space plus one space for each 20,000 sq.ft. in excess of 20,000 sq.ft.	20,000 to 99,999
Five spaces plus one space for each 40,000 sq.ft. in excess of 100,000 sq.ft.	(1) for every two units
Fifteen spaces plus one space for each 80,000 sq.ft. in excess of 500,000 sq.ft.	(1) for every two (2) beds or one hundred-twenty-five (125) square feet of gross floor area.

**0-000.0. Schedule of Required Parking Spaces by Type of Use.**

The minimum number of parking spaces required for various types of uses shall be determined in accordance with the following schedule. In the case of a use not specifically mentioned, the required off-street parking facilities shall be the same as that for the most comparable use for which a requirement is listed. When measurement determining the number of required parking spaces results in a fractional space, fractions up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one parking space.

<b>USE</b>		<b>REQUIRED NUMBER OF PARKING SPACES PER UNIT OF MEASURE</b>
1	Dwelling, Single-Family: Attached, detached, duplex, and flats	Two (2) for each dwelling unit
2	Dwelling, Multiple-Family: Efficiency and one-bedroom units	One and one-half (1.5) for each dwelling unit
3	Dwelling, Multiple-Family: Two-Bedroom or More	Two (2) for each dwelling unit
4	Dwelling, Multiple-Family: Approved Elder Care Facilities	One (1) for every two units
5	Dwelling, Multiple-Family: Fraternities and Dormitories	One (1) for every two (2) beds or one hundred-twenty-five (125) square feet of gross floor area.
6	Dwelling, Multiple-Family: Tourist home, Motel and Hotel	One (1) for every rooming unit, plus one (1) for each one-hundred (100) square feet of gross floor area of affiliated uses.
7	Dwelling, Mobile Home	Two (2) for each mobile home and one (1) for every three (3) mobile home sites
8	Convents, Convalescent homes, children's homes and orphanages.	One (1) for every three (3) beds plus one (1) parking space for each employee working on the premises.
9	Hospitals and sanitariums.	One (1) for every bed plus one (1) parking space for each employee computed on the basis of the greatest number of persons employed at any given period of time during the day or night.
10	Elementary schools.	One (1) for each teacher, employee or administrator in addition to the parking requirements of the auditorium or assembly hall.
11	Senior high schools.	One (1) for each teacher, employee or administrator plus one (1) parking space for every ten (10) students, in addition to the parking requirements of the auditorium of assembly hall.
12	Churches.	One (1) for every three (3) seats or six (6) feet of pews or 21 (twenty-one) square feet of usable floor area in the main place of assembly, whichever is greater.
13	Libraries and museums.	One (1) for every five hundred (500) square feet of usable floor area.
14	Theaters, auditoriums and assembly halls.	One (1) for every three (3) seats.
15	Dance halls, exhibition halls (without fixed seats).	One (1) for every one-hundred-twenty-five (125) square feet of gross floor area.
16	Mortuary establishments and funeral homes.	One (1) for every thirty (30) square feet of floor space in the slumber rooms or individual funeral service rooms.
17	Private clubs and lodges.	One (1) for each three (3) persons allowed within the maximum occupancy load as established by the local, county or state fire, building and health codes.
18	Nursery schools or Child Day Care Centers.	One (1) for each three-hundred-fifty (350) square feet of usable floor area
19	Golf courses, except miniature golf courses.	Four (4) per hole plus one (1) for each employee in addition to the requirements for a place serving food or beverages on the site.
20	Miniature golf courses.	Three (3) for each hole.
21	Business and professional.	One (1) for every one offices' hundred-fifty (150) square feet of usable floor area; Medical Offices: One (1) for every one-hundred (100) square feet of usable floor area.
22	Banks and post offices.	One (1) for every two-hundred-fifty (250) square feet of usable floor area.
23	Bowling alley	Six (6) for each bowling lane in addition to the requirements for a place serving food or beverages on the site.
24	Stadiums and sports arenas.	One (1) for every three (3) seats or six (6) feet of benches.
25	Restaurant Establishments	Sit down: Fifteen (15) per one-thousand (1,000) square feet of usable floor area; Carry-out: eight (8) per one-thousand (1,000) square feet of usable floor area; Drive-in: thirty (30) per one-thousand (1,000) square feet of usable floor area.
26	Roadside vegetable and fruit Stands	Two (2) for each one-thousand (100) square feet of sales area.

27	Coin operated laundromats and dry cleaning establishments	One (1) for each two (2) washing or drying cleaning machines.
28	Personal Grooming Establishments	One and one-half (1.5)for each individual customer capable of receiving service and one for each employee onsite at any given time.
29	Commercial Fueling Establishments.	Three (3) per lubrication stall or minimum of three (3) per station if no lubrication stalls.
30	Vehicle (Car) Wash Establishment: Production Line or Mechanical Car Washes	Waiting spaces equal in number to seven (7) times the maximum capacity of the auto wash. Such capacity shall mean the greatest number of vehicles that can be undergoing some phase of washing or drying at any one time. In a production line establishment this capacity shall be determined by dividing the length of each wash line by twenty (20) feet.
31	Vehicle (Car) Wash Establishment: Self Service	A minimum of four (4) waiting spaces for each stall.
32	Vehicle Dealer Establishments and Vehicle Repair Establishments.	One (1) for every two hundred-fifty (250) square feet of usable floor area of the sales room plus one (1) parking space for each service stall in service room.
33	Open air business.	One (1) for each five-hundred (500) square feet of land area being utilized for retail purposes. In the case of outdoor amusement land uses, one (1) parking space is required for every two (2) participant spaces.
34	Retail Establishments and Commercial Service Establishments except otherwise specified herein	One (1) for every one-hundred-fifty (150) square feet of usable floor area.
35	Wholesale establishments.	One (1) for every two-thousand (2,000) square feet of usable floor area
36	Furniture and appliance stores.	One (1) for every eight-hundred (800) square feet of usable floor area.
37	Industrial establishments, research and testing laboratories.	One (1) for every six-hundred-fifty (650) square feet of usable floor area.
38	Warehouses and storage buildings.	One (1) for each two (2) employees computed on the basis of the greatest number of persons employed at any given time period.
39	Mini-warehouses (self-storage warehouses).	Five (5) for each mini-warehouse site.
40	Boat launch, public or private.	Twenty-four (24) combined vehicle and boat trailer spaces (10' x 40') for each one (1) individual boat launch; plus, One (1) space for each employee on a regular shift; plus , Any additional spaces as required for all affiliated uses or facilities
41	Boat liveries and Commercial Marinas	One (1) space for each one (1) boat slip located on, in or above the water; plus, One half (1/) space for each one (1) boat slip located on, above or below the land, plus, One (1) space for each employee on a regular shift; plus, 24 combined vehicle and boat trailer spaces (10' x 40') for each one (1) individual boat launch; plus, Any additional spaces as required for all affiliated uses or facilities.

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Township Fire Marshal

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SPL Manual

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## **DIVISION 0-0      SCREENING AND LANDSCAPING REGULATIONS**

### **SECTION 0-000.      FENCING**

All fences shall be constructed of poured concrete, masonry, redwood, cedar, No. 1 pressure treated wood, wrought iron, vinyl, or chain link. If another material is used by a fence manufacturer, such material may be used after receiving written authorization from the Zoning Official. Concrete slabs, cinder blocks, or objects created for other purposes (such as doors) are prohibited from use as fencing. All supporting members used in the fence shall face inside and away from adjoining properties.

### **SECTION 0-000.      SCREENING AND LANDSCAPING**

#### **0-000.0.      Acceptable Screening and Landscaping types.**

##### *.      Landform*

Any combination of a raised earth berm and closely spaced plantings which form a complete visual barrier that is at least five (5) feet above grade. Further requirements for the use of a landform screen include the following:

- (0) The earth berm shall comprise at least two (2) vertical feet of the landform.
- (0) The berm shall be at least six (6) feet wide with a slope no steeper than 3:1.
- (0) The berm area shall be curbed or edged and shall be covered by grass or other ground cover to ensure that it withstands wind and weather and retains its height and shape.
- (0) At least one (1) twelve (12) foot high (two (2) inch caliper) tree shall be required for each thirty (30) lineal feet of landform area, in addition to the visual barrier requirements.
- (0) At least one eighteen (18) inch high or wide shrub shall be required for each one-hundred (100) square feet of landform surface area, in addition to the visual barrier requirements.

##### *.      Buffer Strip*

A strip of trees and other plantings at least fifteen (15) feet in width forming a complete visual barrier with an opacity of at least seventy-five (75) percent at least (5) feet high. Further requirements for the use of a buffer strip/screen include the following:

- (0) All required trees shall be evergreens.
- (0) The buffer planting area shall be curbed or edged and shall contain grass, ground cover, four (4) inch deep wood chips, or any combination of the above.
- (0) The following species and suggested planting spacings are recommended for use in the buffer strip:

COMMON NAME	SCIENTIFIC NAME	MAX. HEIGHT	SPACING (FT. On Center)
Burki (Red Cedar)	Juniperus in Virginia B	20	5
Stone Pine	Pinus Cembra	35	10
Mugo Pine	Pinus Mugo	10	5
American Arborvitae	Thuga Occidentalis	25	5
Canadian Hemlock	Tsuga Occidentali	65	12
Serbian Spruce	Picea Omoriae	50	10
Irish Juniper	Juniperus Communis	10	3
White Fir	Abies Concolor	20	8
Japanese Cryptomeria	Cryptomeria Japonica	40	8
White Pine	Pinus Strobus	65	10
Ketleeri Juniper	Juniperus Chinensis "Ketleeri"	18	5

##### *.      Fence Landscape Buffer*

When this option is used for screening, it shall include the following:

- (0) All fence landscape buffers shall be built on the property line unless otherwise specified.
- (0) The fence shall be a fence wall or solid fence.

(0) There shall be a minimum five (5) foot wide planting area adjacent to the fence for its entire length. In this area there shall be at least one (1) twelve (12) foot high (two (2) inch caliper) tree and at least four (4) eighteen (18) inch high or wide shrubs for every thirty (30) lineal feet of length. (4) The required planting area shall be curbed or edged and shall contain grass, ground cover, four (4) inch deep wood chips, or four (4) inch deep crushed stone.

***Greenbelt.***

This shall be a planting strip at least twenty (20) feet wide (unless otherwise specified). The requirement includes the following:

(0) One (1) twelve (12) foot high (two (2) inch caliper) deciduous tree or five (5) foot high evergreen tree, at time of planting, shall be required for every thirty (30) lineal feet of greenbelt area.

(0) Two (2) eighteen (18) inch high or wide shrubs shall be required for each fifteen (15) lineal feet of greenbelt area. Location of the shrubbery along the length of the greenbelt area is discretionary.

(0) The greenbelt area shall be curbed or edged and shall contain grass, ground cover, four (4) inch deep wood chips, or any combination of the above.

(0) Random spacing and grouping of plant materials, as well as the use of berms to increase screening effects is encouraged and is permitted with the approval of the Zoning Official.

(0) Necessary access drives from public rights-of-way through required greenbelts shall be permitted, but such drives shall not be subtracted from the lineal dimensions used to determine the minimum number of trees and shrubs required.

(0) The land area which lies between the front property line and the edge of pavement of the adjacent public street shall be landscaped with grass. However, a splash panel containing crushed stone or other inert materials of no more than thirty (30) inches in width may be placed adjacent to the curb. Nonmotorized pathways shall be provided within this area.

**0-000.0. Interior Landscaping.**

For every new development, except in Single Family Residential Districts, there shall be interior landscaping areas exclusive of any other required landscaping, of at least five (5) percent of the total lot area. This landscaped area should be grouped near building entrances, along building foundations, along pedestrian walkways and along service areas. All interior landscaping shall conform to the following:

E. One (1) twelve (12) foot high (two (2) inch caliper) deciduous tree, or four (4) foot high evergreen tree, shall be required for every four-hundred (400) square feet of required interior landscaping area.

F. Two (2) eighteen (18) inch high or wide shrubs shall be required for every two-hundred (200) square feet of required interior landscaping area.

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

**0-000.0. Dumpster and Trash Receptacle Area Screening.**

All Dumpster and trash receptacle areas shall be indicated on the site plan and shall be screened on at least three (3) sides by a fence wall or solid fence at least six (6) feet high. The fourth side shall consist of a gate, at least six (6) feet in height, and constructed of opaque material compatible with the material used to screen the other three sides. All dumpsters shall be located on concrete pads (no asphalt or gravel permitted).

The fence wall or solid fence shall be constructed of materials which are similar to or compatible with the exterior materials utilized in the construction elsewhere on the site and shall be maintained so as to remain structurally sound and completely obscuring throughout. In locating trash receptacle facilities, primary consideration shall be given to access for service, minimizing on-site traffic congestion, and minimizing visibility or other negative effects on those utilizing the site or adjoining properties. In no instance shall the dumpster pad be located within the required front yard setback.

**0-000.0. Existing Plant Material.**

In instances where healthy plant material exists on a site prior to its development, the Zoning Official may adjust the application of the above standards to allow credit for such plant material if such an adjustment is in keeping with, and will preserve, the intent of this Section.

All existing plant materials must first be inspected by the Zoning Official to determine the health and desirability of such materials. In the event plant materials are to be saved, prior approval must be obtained from the Zoning Official before any delimiting, root pruning, or other work is done.

If such existing plant material is labeled "To Be Saved" on site plans, protective techniques, such as (but not limited to) fencing or boards placed at the drip-line around the perimeter of the plant material, shall be installed. No vehicle or other construction equipment shall be parked or stored within the drip-line of any plant material intended to be saved.

In the event that healthy trees labeled "To Be Saved" on the approved site plan are destroyed or damaged, as determined by the Zoning Official, the owner, developer or contractor shall replace said trees with trees of comparable type.

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#### **0-000.0. Suggested Trees and Shrubs for Parking Interior Landscaping.**

London Plane Tree	Linden Trees	Hawthorns	Marshall Green Ash
Snowdrift Crabapple	Hardy Rubber Tree	Scotch Pine	Linden Trees
Sweetgum	Junipers	Dwarf Callery Pear	Hibiscus

#### **0-000.0. Suggested Trees and Shrubs for Greenbelt Areas and Interior Landscape Areas.**

Amur Maple	Japanese Tree Lilac	Evonymus	Littleleaf Linden
Sweetgum	Scotch Pine	Eastern Ninebark	Honeylocust
Goldenrain Tree	Border Privet	Beauty Bush	Zelkova
Hawthorns	Buckhorn	Smoke Tree	Serbian Spruce
European Linden	Henry St. Johnswort	Cottoneaster	Bristly Locust
European Hornbeam	Junipers	Snowdrift Crabapple	Mockorange
White Ash (seedless)	Gingko	Hedge Maple	Hardy Rubber Tree
Scarlet Oak	Mugo Pine	Dwarf Callery Pear	Bayberry

#### **0-000.0. Recommended Salt Resistant Trees and Shrubs.**

Pinus Nigra	Tamarix	Hibiscus
Honey Locust	Sweetgum	Adnorra Juniper

#### **0-000.0. Recommended Trees and Shrubs for Shady Areas.**

Euonymus	Crownvetch	Amelanchier
Mountain Laurel	Dogwoods	Arborviteas
Mabonia Aquifolium	Honey Locust	Alpine Currant
Cottoneasters	Viburnum	

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Division 2-8

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SPL Manual

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Section 2-801

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The Township Board, after considering the recommendations of the Planning Commission, may also alter and supplement the requirements of the SPL Manual when the Township Board finds that the facts and circumstances attendant to a particular case require such alteration, provided, in all events, the spirit of the Zoning Ordinance shall be observed, public safety secured, and substantial justice done, and, moreover, standards and regulations shall be enforced so that the essential character of the neighborhood and/or district is not altered.

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To apply and enforce the provisions of the SPL Manual.

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## **SITE PLANNING AND LANDSCAPE DESIGN STANDARDS MANUAL**

The Township Board shall establish by resolution an SPL Manual, upon the advice and recommendation of the Planning Commission. This SPL Manual shall be applied to and enforced upon all developments and land uses where specified by this Zoning Ordinance. The SPL Manual shall be posted in the office of the Zoning Official and may be altered or amended by resolution of the Township Board.

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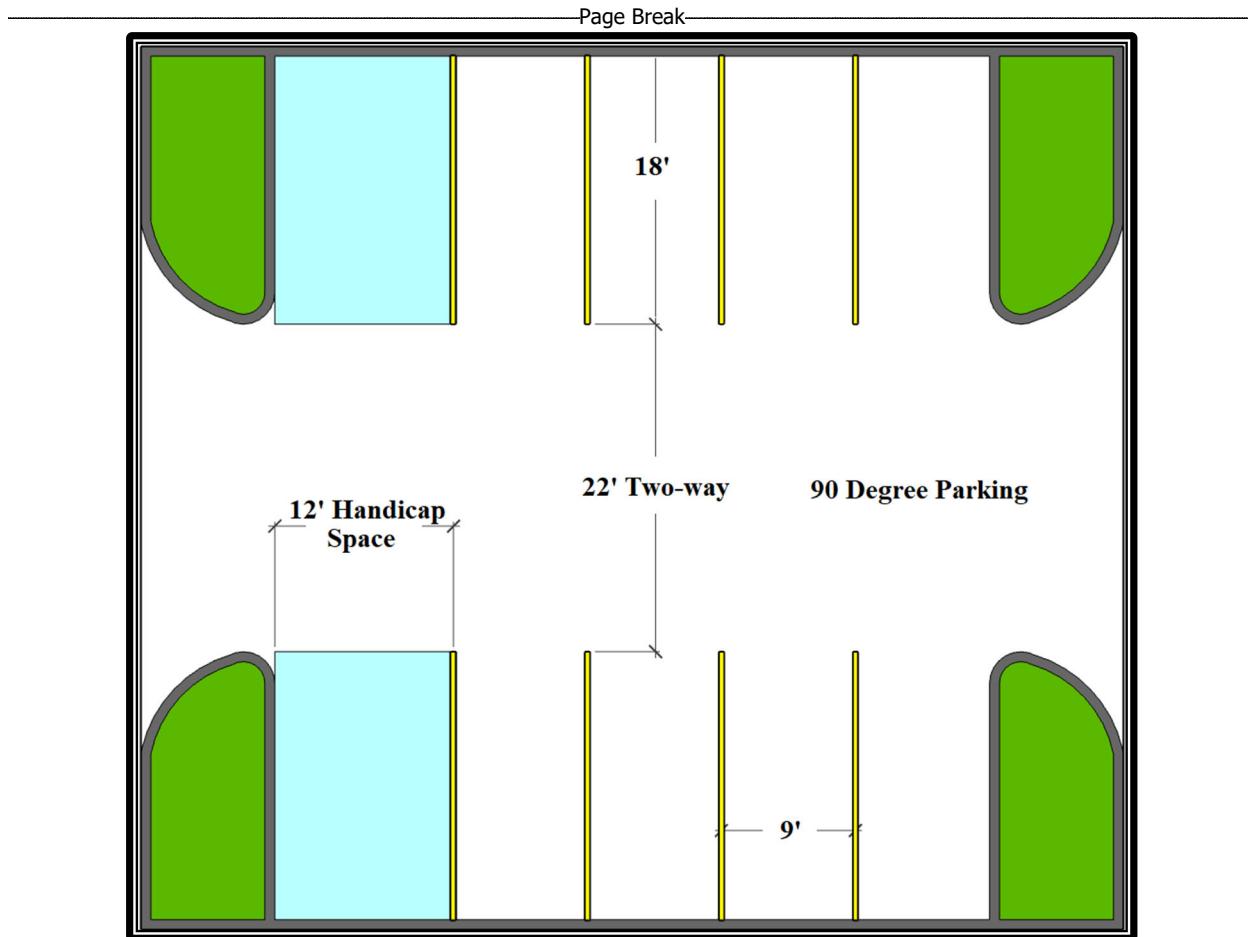


Figure VII-68 90 Degree Parking

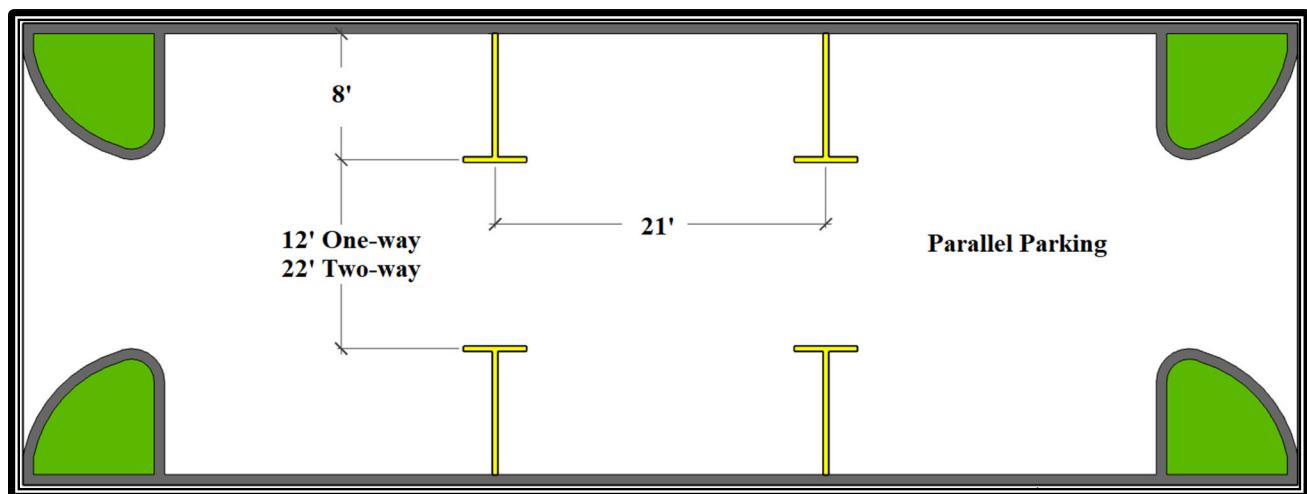


Figure VII-69 Parallel Parking

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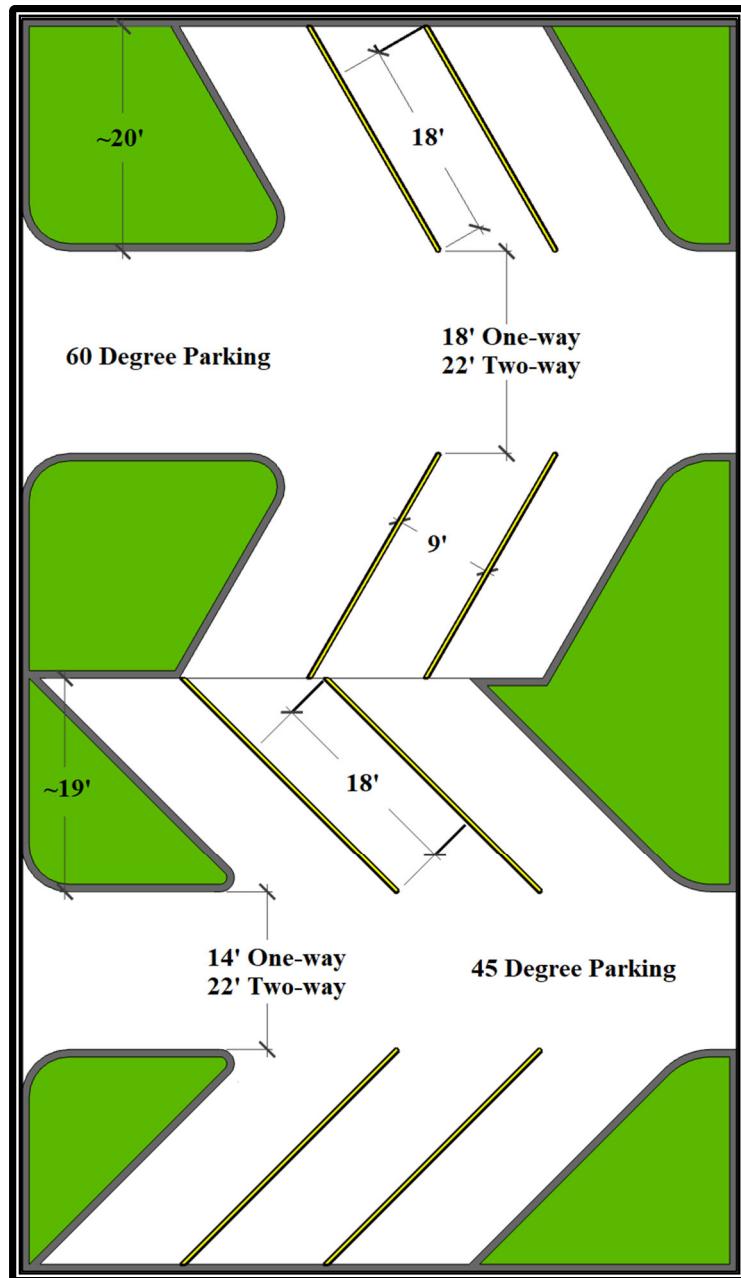


Figure VII-70 Angled Parking

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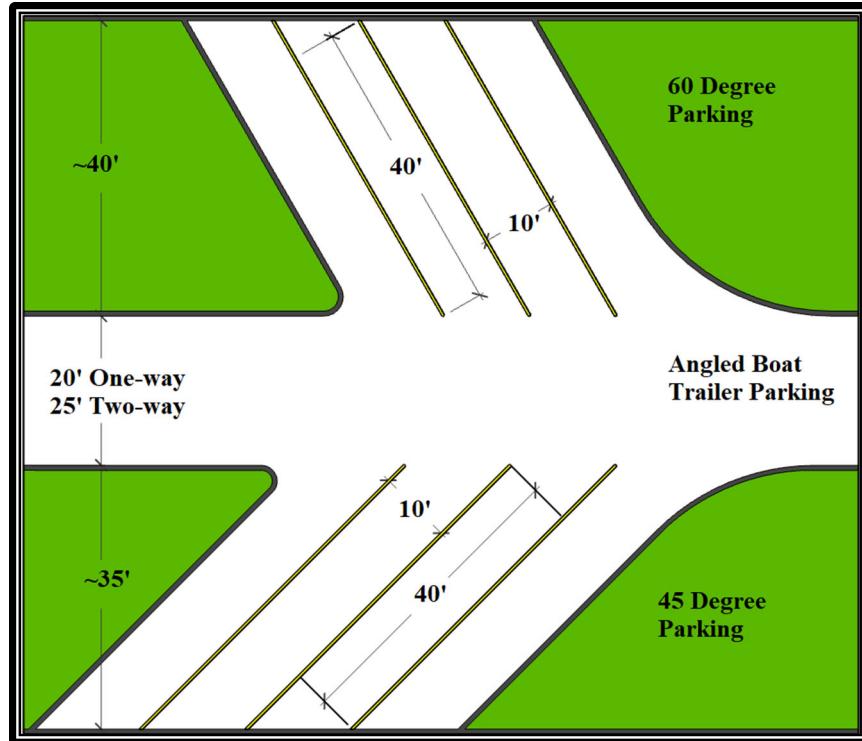


Figure VII-71 Angled Boat Trailer Parking

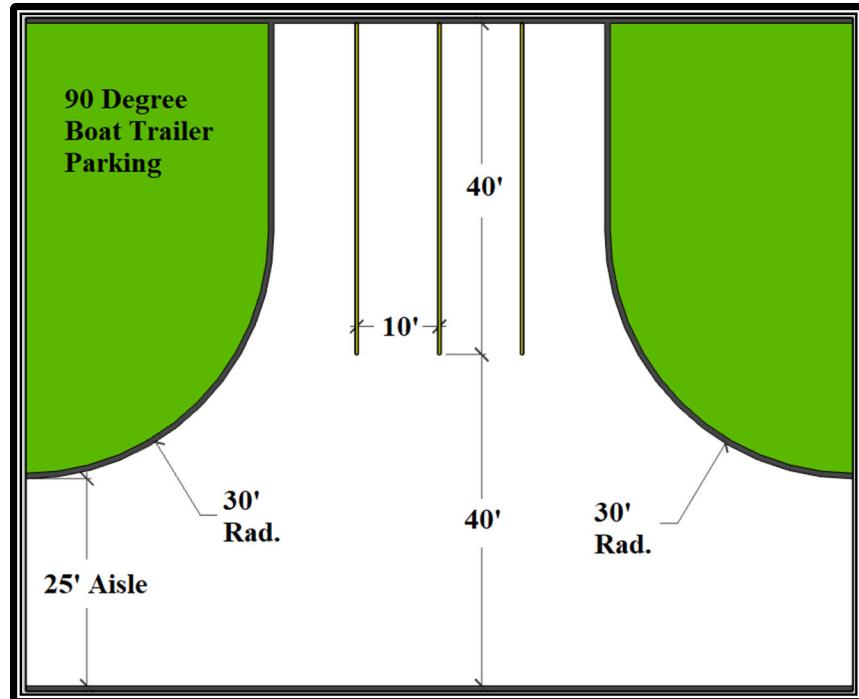


Figure VII-72 90 Degree Boat Trailer Parking

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STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CHARTER TOWNSHIP OF WATERFORD

ORDINANCE NO. 2022-Z-011

TEXT AMENDMENT TO ZONING ORDINANCE

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

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

**Section 1 of Ordinance**

The definition for Fence in Section 1-007 of the Zoning Ordinance shall be modified to remove reference to the SPL Manual and shall now read as follows:

**FENCE.** An artificially constructed barrier, consisting of an inanimate material or combination of inanimate materials allowed in accordance with **Section 2-801**, erected to enclose, screen, or separate zoning lots or areas of land or land use. For purposes of this Zoning Ordinance there are unique fence types requiring regulation and shall be defined as follows (*Please also refer to Figure VII-7 on Page VII-2 in ARTICLE VII*):

**Section 2 of Ordinance**

The definition for Landscaping in Section 1-007 of the Zoning Ordinance shall be modified to remove reference to the SPL Manual and shall now read as follows:

**LANDSCAPING.** To change or modify the natural features of a site through the design planning and installation of any combination of trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, paving, reshaping the land, screening or other architectural elements, all of which are designed to enhance the visual amenity of a property so as to make it more attractive and desirable or to provide screening to mitigate any objectionable aspects that may detrimentally affect adjacent land. The following definitions shall apply to specific landscaping methods, forms, and materials:

**Section 3 of Ordinance**

The subdefinition for Landscape Plan, subsection “E” in Section 1-007 of the Zoning Ordinance shall be modified to remove reference to the SPL Manual and shall now read as follows:

A-D (unchanged)

E. The locations of existing and proposed greenbelt and landscaped areas, open spaces, natural features areas, and outdoor recreation areas, and all landscaping notations as required in **Section 2-802**.

F-G (unchanged)

#### **Section 4 of Ordinance**

The subdefinition for Preliminary Plan Review in Section 1-007 of the Zoning Ordinance shall be modified to remove reference to the SPL Manual and shall now read as follows:

**Preliminary Plan Review.** A review of a preliminary plan conducted by the Zoning Official, Township Engineer, Public Works Official, Fire Chief, and all other agencies identified by the Zoning Official to ensure that the preliminary plan conforms with all applicable requirements of this Zoning Ordinance, including the Township Engineering Standards, and **Waterford Code of Ordinances, Fire Prevention and Protection, and Flood Control and Environmental Protection**.

#### **Section 5 of Ordinance**

The subdefinition for Parking Study Report in Section 1-007 of the Zoning Ordinance shall be modified to remove reference to the SPL Manual and shall now read as follows:

**Parking Study Report.** The purpose of the parking study report is to establish the number of improved and reserved parking spaces for a development project that will provide space for more than one use on a zoning lot. The study will conform to the standard established in **Division 2-4**. If one or more of the uses will involve a drive-thru facility, the adequacy of the (*queuing stacking*) area shall also be evaluated. The report shall take into account both the proposed uses and hours of operation of each use for the project, and other likely scenarios (*i.e. restaurant use converted to retail and vice versa*).

#### **Section 6 of Ordinance**

The definition for SPL Manual in Section 1-007 of the Zoning Ordinance shall be deleted.

#### **Section 7 of Ordinance**

Section 2-207 of the Zoning Ordinance titled Open Storage shall be modified to remove the reference to the SPL Manual and shall now read as follows:

### **SECTION 2-207 OPEN STORAGE**

There shall be no outdoor storage of any industrial, construction, or commercial equipment, vehicles and/or other materials and products, including wastes, unless otherwise provided by this Zoning Ordinance. Any storage area allowed by this Zoning Ordinance shall be located within an

area setback from all adjoining rights-of-way and residential zoned properties as prescribed in the property's zoning district, screened from public view from all rights-of-way and adjoining properties by a fence wall or solid fence constructed and maintained in accordance with **Division 2-8**, and providing for fire safety access within the storage area as prescribed and approved by the Waterford Township Fire Chief. The Planning Commission may waive the requirement for screening outdoor storage areas with a fence wall or solid fence in such instances where the Planning Commission affirmatively finds that such outdoor areas are effectively screened from all rights-of-way and adjoining properties by existing landscaping, buildings, structures, or distance exceeding two hundred (200) feet in all directions. If the Planning Commission grants a waiver under the preceding sentence, it shall be a condition of such waiver that the physical conditions upon which the Planning Commission based its decision remain in the same state of condition as at the time such waiver is granted. If any of the existing screening landscaping, buildings, or structures are altered or removed, the issue shall be re-heard by the Planning Commission, who may revoke its waiver and re-establish the requirement for a fence wall or solid fence if the Planning Commission finds that the previous conditions no longer exist in such a state as to provide effective screening.

### **Section 8 of Ordinance**

Section 2-305.B of the Zoning Ordinance under the heading Exterior Appliances shall be modified to remove reference to the SPL Manual and shall now read as follows:

Units shall be screened as approved by the Building Official through use of solid materials as provided for in **Section 2-801** to buffer the environmental effects of such exterior appliances from dwelling units, and

### **Section 9 of Ordinance**

Section 2-405 and subsections A thru E of the Zoning Ordinance under the heading Off-Street Parking and Loading Requirements shall be modified to remove reference to the SPL Manual and shall now read as follows:

## **SECTION 2-405 OFF-STREET PARKING AND LOADING REQUIREMENTS**

Off-street parking areas shall be governed by the following (*Please also refer to **Figure VII-68** through **Figure VII-72** on pages **VII-37** through **VII-39** for graphic examples of these requirements*):

- A. The minimum number of off-street parking spaces, in conjunction with all building and uses hereafter erected, altered, or extended after the effective date of this Zoning Ordinance, shall be provided in accordance with the schedule contained within **Section 2-409.7** and shall not be encroached upon or reduced in capacity so long as the main building use remains, unless an equivalent number of spaces are provided in conformance with this Zoning Ordinance or are landbanked in accordance with **Section 2-408**.

- B. Off-street parking areas and parking structures shall be dimensioned and designed in accordance with the Township Engineering Standards to provide for safe accessibility and vehicle maneuverability, effective drainage of stormwater, and orderly placement and separation of parking spaces, loading spaces, access lanes, nonmotorized pathways, and vehicle stacking lanes. Off-street parking areas shall be constructed and maintained in accordance with the approved final site plan.
- C. RESERVED
- D. Uses for which off-street loading facilities are required by this Zoning Ordinance shall provide and maintain loading spaces separate from required parking spaces in the number and location required by Section 2-409.7 and dimensioned in accordance with the Township Engineering Standards.
- E. Off-street parking areas shall be landscaped in accordance with Division 2-8 to provide effective buffering between the parking area and adjacent lower intensity land uses.

**Section 10 of Ordinance**

Section 2-407 of the Zoning Ordinance under the heading Barrier-Free Requirements shall be modified to remove reference to the SPL Manual and shall now read as follows:

**SECTION 2-407 BARRIER-FREE REQUIREMENTS**

- 1. Handicapped parking spaces shall be provided in all off street parking lots in accordance with the table below (Public Act No. 180, Public Acts of 1974, State of Michigan). These spaces shall be identified by signs as being reserved for physically handicapped persons. Signs shall be located approximately six (6) feet above grade.

TOTAL PARKING IN LOT	REQUIRED NUMBER OF ACCESSIBLE SPACES
Less than 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 50	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
Over 1,000	20 plus 1 or each 100 over 1,000

2. Each reserved parking space shall be not less than twelve (12) feet wide. Where a curb exists between a parking lot surface and a sidewalk surface, an inclined approach or curb cut with a gradient of not more than one (1) foot in twelve (12) feet and a width of not less than four (4) feet shall be provided for wheelchair access. Parking spaces for the physically handicapped shall be located as close as possible to walkways and entrances. Signs shall be provided when necessary indicating the direction of travel to an accessible entrance.

### **Section 11 of Ordinance**

Section 2-408 of the Zoning Ordinance under the heading Temporary Parking Area Landbanking shall be modified to remove reference to the SPL Manual and shall now read as follows:

## **SECTION 2-408 TEMPORARY PARKING AREA LANDBANKING**

The intent of this Section is to permit, under certain conditions, in office, commercial, and industrial zoning districts, the temporary deferral of the construction of a portion of the required off-street parking and permit the parking area landbanking of a suitable area of land sufficient to provide the minimum required parking at some future date. An applicant desiring such parking area landbanking shall submit their request to the Zoning Official during preliminary plan review on the application form specified by the Zoning Official. The application shall be accompanied by a parking study report and a landscape plan prepared in accordance with **Division 2-4** and **Division 2-8**. The Zoning Official, in consultation with the Building Official, shall conduct an administrative review of the application materials. The Zoning Official shall then submit a recommendation to the Planning Commission, which possesses the decision-making responsibility for requests under this Section. The Planning Commission may allow for a reduction of the required parking area to no less than the minimum number of parking spaces required for the least intensive use in the zoning district in which the subject zoning lot is located, and landbank the reserved future parking in an area to be landscaped in accordance with the **Division 2-8**. Upon approval by the Planning Commission, the developer shall execute an agreement, satisfactory to the Township Attorney, obligating the property owners to install the parking at the Planning Commission's request, when it is determined that the subject zoning lot requires the landbanked parking spaces.

### **Section 12 of Ordinance**

A new Section 2-409 under the heading Parking and Loading shall be added to the Zoning Ordinance and shall read as follows:

## **SECTION 2-409 PARKING AND LOADING**

### **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.

#### **2-409.2    Parking Area Paving Requirement.**

All parking and loading areas, including all access aisles and vehicular use areas, shall be suitably graded and drained, and paved with concrete or asphalt prior to the issuance of an occupancy permit.

#### **2-409.3    Collective Parking Provision.**

Nothing in this Ordinance shall be construed to prevent collective off-street parking facilities for two or more buildings or uses. However, such facilities shall not provide parking for less than the sum of the requirements for the various individual buildings or uses when computed separately in accordance with the schedule in this Article.

#### **2-409.4    Parking Space Standards, Layouts, and Construction.**

Off-street parking areas shall be laid out, constructed, and maintained in accordance with the following standards and regulations:

- A.    No parking area shall be constructed unless and until site plan approval in accordance with Section 4-004 has been granted.
- B.    All spaces shall provide adequate access by means of aisles. Backing directly onto a street shall be prohibited.
- C.    Bumper stops, curbing, or wheel chocks shall be provided to prevent any vehicle from damaging or encroaching upon any required wall, fence or buffer strips or upon any building adjacent to the parking lot.
- D.    Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

OFF STREET PARKING LOT LAYOUT						
PARKING				TOTAL WIDTH OF ONE TIER OF PARKING PLUS AISLE (in feet)	TOTAL WIDTH OF TWO TIERS OF PARKING PLUS AISLE (in feet)	
PARKING PATTERN ANGLE	SPACE WIDTH (in feet)	SPACE LENGTH (in feet)	AISLE WIDTH (IN FEET)			
0 (parallel)	8	21'	12' one-way 22' two-way	20' one-way 32' two-way	30' one-way 36' 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'	

BOAT LAUNCH PARKING LOT LAYOUT						
PARKING				TOTAL WIDTH OF ONE TIER OF PARKING PLUS AISLE (in feet)*	TOTAL WIDTH OF TWO TIERS OF PARKING PLUS AISLE (in feet)*	
PARKING PATTERN	SPACE WIDTH	SPACE LENGTH	AISLE WIDTH			
45	10'	40'	20'	55' one-way 60' two-way	90' one-way 95' two-way	
60	10'	40'	20'	60' one-way 65' two-way	100' one-way 105' two-way	
90	10'	40'	25' (40'**)	80'	120'	

\*Figures include additional maneuvering space immediately adjacent to parking spaces.  
\*\*Aisle width at the parking spaces

## 2-409.5 Driveways.

- A. All parking lots shall have access from clearly limited and defined driveways not less than sixteen (16) feet wide for a one way drive and twenty-two (22) feet wide for a two way drive. Construction within the road right-of-way for driveways shall be under permit from either the Oakland County Road Commission or the Michigan Department of State Highways, whichever is appropriate, said permits(s) being necessary prior to the granting of site plan approval.
- B. Each entrance and exit to and from such parking lot shall be at least twenty-five (25) feet distant from any adjacent property located in any residential district.

## 2-409.6 Off-Street Loading Requirements.

On the premises involved in receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained adequate space for standing, loading, and unloading services to avoid undue interference with public use of the streets, alleys, or any required access aisles for off-street parking areas. Such loading, and unloading space shall be an area ten (10) feet by fifty (50)

feet with fifteen (15) foot height clearance, and such space shall be provided according to the following schedule:

REQUIRED SPACES	GROSS FLOOR AREA (square feet)
None	0 to 1,999
One space	2,000 to 19,999
One space plus one space for each 20,000 sq.ft. in excess of 20,000 sq.ft.	20,000 to 99,999
Five spaces plus one space for each 40,000 sq.ft. in excess of 100,000 sq.ft.	(1) for every two units
Fifteen spaces plus one space for each 80,000 sq.ft. in excess of 500,000 sq.ft.	(1) for every two (2) beds or one hundred-twenty-five (125) square feet of gross floor area.

## 2-409.7 Schedule of Required Parking Spaces by Type of Use.

The minimum number of parking spaces required for various types of uses shall be determined in accordance with the following schedule. In the case of a use not specifically mentioned, the required off-street parking facilities shall be the same as that for the most comparable use for which a requirement is listed. When measurement determining the number of required parking spaces results in a fractional space, fractions up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one parking space.

USE	REQUIRED NUMBER OF PARKING SPACES PER UNIT OF MEASURE
1 Dwelling, Single-Family: Attached, detached, duplex, and flats	Two (2) for each dwelling unit
2 Dwelling, Multiple-Family: Efficiency and one-bedroom units	One and one-half (1.5) for each dwelling unit
3 Dwelling, Multiple-Family: Two-Bedroom or More	Two (2) for each dwelling unit
4 Dwelling, Multiple-Family: Approved Elder Care Facilities	One (1) for every two units
5 Dwelling, Multiple-Family: Fraternities and Dormitories	One (1) for every two (2) beds or one hundred-twenty-five (125) square feet of gross floor area.
6 Dwelling, Multiple-Family: Tourist home, Motel and Hotel	One (1) for every rooming unit, plus one (1) for each one-hundred (100) square feet of gross floor area of affiliated uses.
7 Dwelling, Mobile Home	Two (2) for each mobile home and one (1) for every three (3) mobile home sites
8 Convents, Convalescent homes, children's homes and orphanages.	One (1) for every three (3) beds plus one (1) parking space for each employee working on the premises.
9 Hospitals and sanitariums.	One (1) for every bed plus one (1) parking space for each employee computed on the basis of the greatest number of persons employed at any given period of time during the day or night.
10 Elementary schools.	One (1) for each teacher, employee or administrator in addition to the parking requirements of the auditorium or assembly hall.
11 Senior high schools.	One (1) for each teacher, employee or administrator plus one (1) parking space for every ten (10) students, in addition to the parking requirements of the auditorium or assembly hall.
12 Churches.	One (1) for every three (3) seats or six (6) feet of pews or 21 (twenty-one) square feet of usable floor area in the main place of assembly, whichever is greater.

13	Libraries and museums.	One (1) for every five hundred (500) square feet of usable floor area.
14	Theaters, auditoriums and assembly halls.	One (1) for every three (3) seats.
15	Dance halls, exhibition halls (without fixed seats).	One (1) for every one-hundred-twenty-five (125) square feet of gross floor area.
16	Mortuary establishments and funeral homes.	One (1) for every thirty (30) square feet of floor space in the slumber rooms or individual funeral service rooms.
17	Private clubs and lodges.	One (1) for each three (3) persons allowed within the maximum occupancy load as established by the local, county or state fire, building and health codes.
18	Nursery schools or Child Day Care Centers.	One (1) for each three-hundred-fifty (350) square feet of usable floor area
19	Golf courses, except miniature golf courses.	Four (4) per hole plus one (1) for each employee in addition to the requirements for a place serving food or beverages on the site.
20	Miniature golf courses.	Three (3) for each hole.
21	Business and professional.	One (1) for every one offices' hundred-fifty (150) square feet of usable floor area; Medical Offices: One (1) for every one-hundred (100) square feet of usable floor area.
22	Banks and post offices.	One (1) for every two-hundred-fifty (250) square feet of usable floor area.
23	Bowling alley	Six (6) for each bowling lane in addition to the requirements for a place serving food or beverages on the site.
24	Stadiums and sports arenas.	One (1) for every three (3) seats or six (6) feet of benches.
25	Restaurant Establishments	Sit down: Fifteen (15) per one-thousand (1,000) square feet of usable floor area; Carry-out: eight (8) per one-thousand (1,000) square feet of usable floor area; Drive-in: thirty (30) per one-thousand (1,000) square feet of usable floor area.
26	Roadside vegetable and fruit Stands	Two (2) for each one-thousand (100) square feet of sales area.
27	Coin operated laundromats and dry cleaning establishments	One (1) for each two (2) washing or drying cleaning machines.
28	Personal Grooming Establishments	One and one-half (1-1.5) for each individual customer capable of receiving service and one for each employee onsite at any given time.
29	Commercial Fueling Establishments.	Three (3) per lubrication stall or minimum of three (3) per station if no lubrication stalls.
30	Vehicle (Car) Wash Establishment: Production Line or Mechanical Car Washes	Waiting spaces equal in number to seven (7) times the maximum capacity of the auto wash. Such capacity shall mean the greatest number of vehicles that can be undergoing some phase of washing or drying at any one time. In a production line establishment this capacity shall be determined by dividing the length of each wash line by twenty (20) feet.
31	Vehicle (Car) Wash Establishment: Self Service	A minimum of four (4) waiting spaces for each stall.
32	Vehicle Dealer Establishments and Vehicle Repair Establishments.	One (1) for every two hundred-fifty (250) square feet of usable floor area of the sales room plus one (1) parking space for each service stall in service room.
33	Open air business.	One (1) for each five-hundred (500) square feet of land area being utilized for retail purposes. In the case of outdoor amusement land uses, one (1) parking space is required for every two (2) participant spaces.
34	Retail Establishments and Commercial Service Establishments except otherwise specified herein	One (1) for every one-hundred-fifty (150) square feet of usable floor area.
35	Wholesale establishments.	One (1) for every two-thousand (2,000) square feet of usable floor area
36	Furniture and appliance stores.	One (1) for every eight-hundred (800) square feet of usable floor area.
37	Industrial establishments, research and testing laboratories.	One (1) for every six-hundred-fifty (650) square feet of usable floor area.

38	Warehouses and storage buildings.	One (1) for each two (2) employees computed on the basis of the greatest number of persons employed at any given time period.
39	Mini-warehouses (self-storage warehouses).	Five (5) for each mini-warehouse site.
40	Boat launch, public or private.	Twenty-four (24) combined vehicle and boat trailer spaces (10' x 40') for each one (1) individual boat launch; plus, One (1) space for each employee on a regular shift; plus , Any additional spaces as required for all affiliated uses or facilities
41	Boat liveries and Commercial Marinas	One (1) space for each one (1) boat slip located on, in or above the water; plus, One half (1/2) space for each one (1) boat slip located on, above or below the land, plus, One (1) space for each employee on a regular shift; plus, 24 combined vehicle and boat trailer spaces (10' x 40') for each one (1) individual boat launch; plus, Any additional spaces as required for all affiliated uses or facilities.

### **Section 13 of Ordinance**

Section 2-508.D of the Zoning Ordinance under the heading Freestanding Signs shall be modified to remove reference to the SPL Manual and shall now read as follows:

D. Up to an additional ten (10) square feet of sign facing area shall be incorporated into the freestanding sign to provide street number information. The height of the street numbering and the location of such sign facing area on the freestanding sign shall comply with the requirements of the Township Fire Marshal.

### **Section 14 of Ordinance**

A new Division 2-8 shall be added to the Zoning Ordinance under the heading Screening and Landscaping Regulations and shall read as follows:

## **DIVISION 2-8 SCREENING AND LANDSCAPING REGULATIONS**

### **SECTION 2-801 FENCING**

All fences shall be constructed of poured concrete, masonry, redwood, cedar, No. 1 pressure treated wood, wrought iron, vinyl, or chain link. If another material is used by a fence manufacturer, such material may be used after receiving written authorization from the Zoning Official. Concrete slabs, cinder blocks, or objects created for other purposes (such as doors) are prohibited from use as fencing. All supporting members used in the fence shall face inside and away from adjoining properties.

### **SECTION 2-802 SCREENING AND LANDSCAPING**

#### **2-802.1 Acceptable Screening and Landscaping types.**

A. ***Landform*** Any combination of a raised earth berm and closely spaced plantings which form a complete visual barrier that is at least five (5) feet above grade. Further requirements for the use of a landform screen include the following:

(1) The earth berm shall comprise at least two (2) vertical feet of the landform.

- (2) The berm shall be at least six (6) feet wide with a slope no steeper than 3:1.
- (3) The berm area shall be curbed or edged and shall be covered by grass or other ground cover to ensure that it withstands wind and weather and retains its height and shape.
- (4) At least one (1) twelve (12) foot high (two (2) inch caliper) tree shall be required for each thirty (30) lineal feet of landform area, in addition to the visual barrier requirements.
- (5) At least one eighteen (18) inch high or wide shrub shall be required for each one-hundred (100) square feet of landform surface area, in addition to the visual barrier requirements.

**B.** **Buffer Strip** A strip of trees and other plantings at least fifteen (15) feet in width forming a complete visual barrier with an opacity of at least seventy-five (75) percent at least (5) feet high. Further requirements for the use of a buffer strip/screen include the following:

- (1) All required trees shall be evergreens.
- (2) The buffer planting area shall be curbed or edged and shall contain grass, ground cover, four (4) inch deep wood chips, or any combination of the above.
- (3) The following species and suggested planting spacings are recommended for use in the buffer strip:

COMMON NAME	SCIENTIFIC NAME	MAX. HEIGHT	SPACING (FT. On Center)
Burki (Red Cedar)	Juniperus in Virginia B	20	5
Stone Pine	Pinus Cembra	35	10
Mugo Pine	Pinus Mugo	10	5
American Arborvitae	Thuga Occidentalis	25	5
Canadian Hemlock	Tsuga Occidentali	65	12
Serbian Spruce	Picea Omoriac	50	10
Irish Juniper	Juniperus Communis	10	3
White Fir	Abies Concolor	20	8
Japanese Crytomeria	Crytomeria Japonica	40	8
White Pine	Pinus Strobus	65	10
Ketleeri Juniper	Juniperus Chinensis "Ketleeri"	18	5

**C. Fence Landscape Buffer** When this option is used for screening, it shall include the following:

- (1) All fence landscape buffers shall be built on the property line unless otherwise specified.

- (2) The fence shall be a fence wall or solid fence.
- (3) There shall be a minimum five (5) foot wide planting area adjacent to the fence for its entire length. In this area there shall be at least one (1) twelve (12) foot high (two (2) inch caliper) tree and at least four (4) eighteen (18) inch high or wide shrubs for every thirty (30) lineal feet of length. (4) The required planting area shall be curbed or edged and shall contain grass, ground cover, four (4) inch deep wood chips, or four (4) inch deep crushed stone.

**D. Greenbelt.** This shall be a planting strip at least twenty (20) feet wide (unless otherwise specified). The requirement includes the following:

- (1) One (1) twelve (12) foot high (two (2) inch caliper) deciduous tree or five (5) foot high evergreen tree, at time of planting, shall be required for every thirty (30) lineal feet of greenbelt area.
- (2) Two (2) eighteen (18) inch high or wide shrubs shall be required for each fifteen (15) lineal feet of greenbelt area. Location of the shrubbery along the length of the greenbelt area is discretionary.
- (3) The greenbelt area shall be curbed or edged and shall contain grass, ground cover, four (4) inch deep wood chips, or any combination of the above.
- (4) Random spacing and grouping of plant materials, as well as the use of berms to increase screening effects is encouraged and is permitted with the approval of the Zoning Official.
- (5) Necessary access drives from public rights-of-way through required greenbelts shall be permitted, but such drives shall not be subtracted from the lineal dimensions used to determine the minimum number of trees and shrubs required.
- (6) The land area which lies between the front property line and the edge of pavement of the adjacent public street shall be landscaped with grass. However, a splash panel containing crushed stone or other inert materials of no more than thirty (30) inches in width may be placed adjacent to the curb. Nonmotorized pathways shall be provided within this area.

## **2-802.2 Interior Landscaping.**

For every new development, except in Single Family Residential Districts, there shall be interior landscaping areas exclusive of any other required landscaping, of at least five (5) percent of the total lot area. This landscaped area should be grouped near building entrances, along building foundations, along pedestrian walkways and along service areas. All interior landscaping shall conform to the following:

- A. One (1) twelve (12) foot high (two (2) inch caliper) deciduous tree, or four (4) foot high evergreen tree, shall be required for every four-hundred (400) square feet of required interior landscaping area.

- B. Two (2) eighteen (18) inch high or wide shrubs shall be required for every two-hundred (200) square feet of required interior landscaping area.
- C. The interior landscaping area shall be curbed or edged and shall contain grass, ground cover, four (4) inch deep wood chips, or four (4) inch deep crushed stone.

### **2-802.3      Dumpster and Trash Receptacle Area Screening.**

All Dumpster and trash receptacle areas shall be indicated on the site plan and shall be screened on at least three (3) sides by a fence wall or solid fence at least six (6) feet high. The fourth side shall consist of a gate, at least six (6) feet in height, and constructed of opaque material compatible with the material used to screen the other three sides. All dumpsters shall be located on concrete pads (no asphalt or gravel permitted).

The fence wall or solid fence shall be constructed of materials which are similar to or compatible with the exterior materials utilized in the construction elsewhere on the site and shall be maintained so as to remain structurally sound and completely obscuring throughout. In locating trash receptacle facilities, primary consideration shall be given to access for service, minimizing on-site traffic congestion, and minimizing visibility or other negative effects on those utilizing the site or adjoining properties. In no instance shall the dumpster pad be located within the required front yard setback.

### **2-802.4      Existing Plant Material.**

In instances where healthy plant material exists on a site prior to its development, the Zoning Official may adjust the application of the above standards to allow credit for such plant material if such an adjustment is in keeping with, and will preserve, the intent of this Section.

All existing plant materials must first be inspected by the Zoning Official to determine the health and desirability of such materials. In the event plant materials are to be saved, prior approval must be obtained from the Zoning Official before any delimiting, root pruning, or other work is done.

If such existing plant material is labeled "To Be Saved" on site plans, protective techniques, such as (but not limited to) fencing or boards placed at the drip-line around the perimeter of the plant material, shall be installed. No vehicle or other construction equipment shall be parked or stored within the drip-line of any plant material intended to be saved.

In the event that healthy trees labeled "To Be Saved" on the approved site plan are destroyed or damaged, as determined by the Zoning Official, the owner, developer or contractor shall replace said trees with trees of comparable type.

### **2-802.5      Suggested Trees and Shrubs for Parking Interior Landscaping.**

London Plane Tree	Linden Trees	Hawthorns	Marshall Green Ash
Snowdrift Crabapple	Hardy Rubber Tree	Scotch Pine	Linden Trees
Sweetgum	Junipers	Dwarf Callery Pear	Hibiscus

### **2-802.6      Suggested Trees and Shrubs for Greenbelt Areas and Interior Landscape Areas.**

Amur Maple	Japanese Tree Lilac	Evonymus	Littleleaf Linden
Sweetgum	Scotch Pine	Eastern Ninebark	Honeylocust

Goldenrain Tree	Border Privet	Beauty Bush	Zelkova
Hawthorns	Buckhorn	Smoke Tree	Serbian Spruce
European Linden	Henry St. Johnswort	Cottoneaster	Bristly Locust
European Hornbeam	Junipers	Snowdrift Crabapple	Mockorange
White Ash (seedless)	Gingko	Hedge Maple	Hardy Rubber Tree
Scarlet Oak	Mugo Pine	Dwarf Callery Pear	Bayberry

## **2-802.7        Recommended Salt Resistant Trees and Shrubs.**

Pinus Nigra	Tamarix	Hibiscus
Honey Locust	Sweetgum	Adnorra Juniper

## **2-802.8        Recommended Trees and Shrubs for Shady Areas.**

Euvonymus	Crownvetch	Amelanchier
Mountain Laurel	Dogwoods	Arborviteas
Mabonia Aquifolium	Honey Locust	Alpine Currant
Cottoneasters	Viburnum	

### **Section 15 of Ordinance**

Section 3-302.3.V of the Zoning Ordinance under the heading Accessory Buildings, Accessory Structures, and Accessory Uses shall be modified to remove reference to the SPL Manual and shall now read as follows:

V.     Area public utility facilities (*See Public Utility in Section 1-007*), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in the **Division 2-8** and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews.

### **Section 16 of Ordinance**

Section 3-302.7.B of the Zoning Ordinance under the heading Fences shall be modified to remove reference to the SPL Manual and shall now read as follows:

B.     All fences shall be constructed of materials listed in **Section 2-801** to meet all standards of the **Waterford Code of Ordinances, Buildings and Building Regulations** and shall be adequately maintained to be safe and in good condition.

### **Section 17 of Ordinance**

Section 3-302.8.B and subsections (1) and (2) of the Zoning Ordinance under the heading Screening and Landscaping shall be modified to remove reference to the SPL Manual and shall now read as follows:

B. In order to achieve these objectives, all properties within the single-family residential zoning districts requiring major site plan review shall comply with the following requirements in the manner provided in **Division 2-8**:

- (1) All landscape areas identified on an approved landscape plan shall be continuously maintained in a healthy, growing condition using irrigation systems and maintenance standards without limitation, identified in **Section 2-802**. Failure to maintain such landscaped areas in such a manner, including removal and replacement of dead or diseased plant materials, shall constitute a violation of this Zoning Ordinance.
- (2) A greenbelt possessing a minimum width of twenty (20) feet shall be provided along all major arterial streets, minor arterial streets, and collector streets. The Planning Commission may require the enhancement of such a greenbelt with a landscaping screen or increase the width of the greenbelt when a residential development abuts a major arterial street and it determines that a larger greenbelt is necessary pursuant to standards set forth in **Section 2-802**.

### **Section 18 of Ordinance**

Section 3-303.3.F of the Zoning Ordinance under the heading Permitted Principle Uses shall be modified to remove reference to the SPL Manual and shall now read as follows:

F. Area public utility facilities (See **Public Utility in Section 1-007**), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in **Division 2-8** and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews.

### **Section 19 of Ordinance**

Section 3-304.3.H of the Zoning Ordinance under the heading Permitted Principle Uses shall be modified to remove reference to the SPL Manual and shall now read as follows:

H. Area public utility facilities (See **Public Utility in Section 1-007**), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in **Division 2-8** and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer,

and such landscaping shall not negatively impact accessibility by utility maintenance crews.

### **Section 20 of Ordinance**

Section 3-305.3.G of the Zoning Ordinance under the heading Permitted Principle Uses shall be modified to remove reference to the SPL Manual and shall now read as follows:

G. Area public utility facilities (*See **Public Utility** in **Section 1-007***), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in **Division 2-8** and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews.

### **Section 21 of Ordinance**

Section 3-402.3.N of the Zoning Ordinance under the heading Accessory Buildings, Accessory Structures, and Accessory Uses shall be modified to remove reference to the SPL Manual and shall now read as follows:

N. Area public utility facilities (*See **Public Utility** in **Section 1-007***), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in **Division 2-8** and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews.

### **Section 22 of Ordinance**

Section 3-402.5.B of the Zoning Ordinance under the heading Fences shall be modified to remove reference to the SPL Manual and shall now read as follows:

B. All fences shall be constructed of materials listed in **Section 2-801** to meet all standards of the **Waterford Code of Ordinances, Buildings and Building Regulations** and shall be adequately maintained to be safe and in good condition.

### **Section 23 of Ordinance**

Section 3-402.6.B and subsections (1) thru (3) of the Zoning Ordinance under the heading Screening and Landscaping shall be modified to remove reference to the SPL Manual and shall now read as follows:

B. In order to achieve these objectives, all properties within the multiple-family residential zoning districts shall comply with the following requirements in the manner provided in ***Division 2-8***:

- (1) All landscape areas identified on an approved landscape plan shall be continuously maintained in a healthy, growing condition using irrigation systems and maintenance standards, without limitation, identified in ***Section 2-802***. Failure to maintain such landscaped areas in such a manner, including removal and replacement of dead or diseased plant materials, shall constitute a violation of this Zoning Ordinance.
- (2) A greenbelt possessing a minimum width of twenty (20) feet shall be provided along all major arterial streets, minor arterial streets, and collector streets. The Planning Commission may enhance such a greenbelt with a landscaping screen or increase the width of the greenbelt when a residential development abuts a major arterial street and it determines that a larger greenbelt is necessary pursuant to standards set forth in the ***Section 2-802***.
- (3) A greenbelt possessing a minimum width of twenty (20) feet shall be provided on the same zoning lot along all property lines abutting single-family residential zoning districts and previously developed office, commercial, and higher intensity use zoning districts which lack buffering screening and landscaping in accordance with the provisions of this Zoning Ordinance. The Planning Commission may require the enhancement of such a greenbelt with a landscaping screen or increase the width of the greenbelt along a shared property line with a commercial or higher intensity use zoning district when it determines that a larger greenbelt is necessary pursuant to standards set forth in ***Division 2-8***.

#### **Section 24 of Ordinance**

Section 3-403.3.H of the Zoning Ordinance under the heading Permitted Principal Uses shall be modified to remove reference to the SPL Manual and shall now read as follows:

H. Area public utility facilities (*See ***Public Utility in Section 1-007****), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in ***Division 2-8*** and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews.

#### **Section 25 of Ordinance**

Section 3-404.3.H of the Zoning Ordinance under the heading Permitted Principal Uses shall be modified to remove reference to the SPL Manual and shall now read as follows:

H. Area public utility facilities (*See **Public Utility in Section 1-007***), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in **Division 2-8** and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews.

### **Section 26 of Ordinance**

Section 3-405.6 and subsection E of the Zoning Ordinance under the heading Screening and Landscaping shall be modified to remove reference to the SPL Manual and shall now read as follows:

#### **3-405.6 Screening and Landscaping.**

All screening and landscaping shall be in accordance with *Sections 3-402.5 and 3-402.6*. Also, a twenty (20) foot wide greenbelt, landscaped according to the requirements of **Division 2-8**, shall be required around the entire perimeter of the site if it abuts R-1, R-1A, R-1B, or R-1C districts and where it abuts a public right-of-way. In addition, screening in the form of landform buffer strip or fence wall and an adjacent five (5) feet wide greenbelt shall be required along all property lines that border, either contiguous or across an alley, R-1, R-1A, R-1B, R-1C, R-1D, R-1E, R-M1, and R-M2 zoned properties and previously developed O-1, O-2, C-1, C-2, C-3, C-4, C-UB, C-UL, HT-1, HT-2, M-1, and M-2 zoned properties which lack screening in accordance with the provisions of this Zoning Ordinance. The Planning Commission may grant special exception waiving the screening requirement, but not the greenbelt requirement, only if full screening would serve no useful purpose or would entail substantial hardship for the developer relative to the positive screening benefit to the adjacent residential property. The Planning Commission shall base its decision on the following considerations along with any other relevant information:

(Subsections A-D: No Change)

E. Interior landscaping shall be required in accordance with **Section 2-802**.

### **Section 27 of Ordinance**

Section 3-502.3.V of the Zoning Ordinance under the heading Accessory Buildings, Accessory Structures, and Accessory Uses shall be modified to remove reference to the SPL Manual and shall now read as follows:

V. Area public utility facilities (*See **Public Utility in Section 1-007***) and regional public utility facilities (*See **Public Utility in Section 1-007***), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in **Division 2-8** and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews.

### **Section 28 of Ordinance**

Section 2-502.5.B of the Zoning Ordinance under the heading Fences shall be modified to remove reference to the SPL Manual and shall now read as follows:

B. All fences shall be constructed of materials listed in **Section 2-801** to meet all standards of **Waterford Code of Ordinances, Buildings and Building Regulations** and shall be adequately maintained to be safe and in good condition.

### **Section 29 of Ordinance**

Section 2-502.6.B and subsections (1) thru (3) of the Zoning Ordinance under the heading Screening and Landscaping shall be modified to remove reference to the SPL Manual and shall now read as follows:

B. In order to achieve these objectives, all properties within the public zoning districts shall comply with the following requirements in the manner provided in **Division 2-8**:

- (1) All landscape areas identified on an approved landscape plan shall be continuously maintained in a healthy, growing condition using irrigation systems and maintenance standards without limitation, identified in **Section 2-802**. Failure to maintain such landscaped areas in such a manner, including removal and replacement of dead or diseased plant materials, shall constitute a violation of this Zoning Ordinance.
- (2) A greenbelt possessing a minimum width of twenty (20) feet shall be provided along all major arterial streets, minor arterial streets, and collector streets. The Planning Commission may enhance such a greenbelt with a landscaping screen or increase the width of the greenbelt when a residential development abuts a major arterial street and it determines that a larger greenbelt is necessary pursuant to standards set forth in **Division 2-8**.
- (3) A greenbelt possessing a minimum width of twenty (20) feet shall be provided on the same zoning lot along all property lines abutting single-family and multiple-family residential zoning districts and previously developed office, commercial, and higher intensity use zoning districts which lack buffering screening and landscaping in accordance with the provisions of this Zoning Ordinance. The Planning Commission may require the enhancement of such a greenbelt with a landscaping screen or increase the width of the greenbelt along a shared property line with a commercial or higher intensity use zoning district when it determines that a larger greenbelt is necessary pursuant to standards set forth in **Division 2-8**.

### **Section 30 of Ordinance**

Section 3-503.3.J of the Zoning Ordinance under the heading Permitted Principal Uses shall be modified to remove reference to the SPL Manual and shall now read as follows:

J. Public utility facilities and public utility service facilities (See **Public Utility in Section 1-007**), provided that any installations that will be located closer than fifty (50) lineal feet from any adjacent residential dwelling (existing or potential) shall be screened with landscaping materials as provided for in **Division 2-8** and identified in a landscape plan reviewed and approved by the Zoning Official and Building Official.

### **Section 31 of Ordinance**

Section 3-602.2.O of the Zoning Ordinance under the heading Accessory Buildings, Accessory Structures, and Accessory Uses shall be modified to remove reference to the SPL Manual and shall now read as follows:

O. Area public utility facilities (See **Public Utility in Section 1-007**) and regional public utility facilities (See **Public Utility in Section 1-007**), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in **Division 2-8** and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews.

### **Section 32 of Ordinance**

Section 3-602.4.B of the Zoning Ordinance under the heading Fences shall be modified to remove reference to the SPL Manual and shall now read as follows:

B. All fences shall be constructed of materials listed in **Section 2-801** to meet all standards of the **Waterford Code of Ordinances, Buildings and Building Regulations** and shall be adequately maintained to be safe and in good condition.

### **Section 33 of Ordinance**

Section 3-602.5.B and subsections (1) thru (3) of the Zoning Ordinance under the heading Screening and Landscaping shall be modified to remove reference to the SPL Manual and shall now read as follows:

B. In order to achieve these objectives, all properties within the office zoning districts shall comply with the following requirements in the manner provided in **Division 2-8**:

- (1) All landscape areas identified on an approved landscape plan shall be continuously maintained in a healthy, growing condition using irrigation systems and maintenance standards without limitation, identified in **Section 2-802**. Failure to maintain such landscaped areas in such a manner, including removal and replacement of dead or diseased plant materials, shall constitute a violation of this Zoning Ordinance.
- (2) A greenbelt possessing a minimum width of twenty (20) feet shall be provided along all major arterial streets, minor arterial streets, and collector streets. The Planning Commission may enhance such a greenbelt with a landscaping screen or increase the width of the greenbelt when a residential development abuts a major

arterial street and it determines that a larger greenbelt is necessary pursuant to standards set forth in **Division 2-8**.

(3) A greenbelt possessing a minimum width of ten (10) feet or a minimum five (5) feet wide buffer area containing a fence wall shall be provided on the same zoning lot along all property lines abutting single-family and multiple-family residential zoning districts and previously developed commercial and higher intensity use zoning districts which lack screening and landscaping along such property lines in accordance with the provisions of this Zoning Ordinance. The Planning Commission may require the enhancement of such a greenbelt with a landscaping screen or increase the width of the greenbelt along a shared property line with a commercial or higher intensity use zoning district when it determines that a larger greenbelt is necessary pursuant to standards set forth in **Division 2-8**.

#### Section 34 of Ordinance

Section 3-702.2.L of the Zoning Ordinance under the heading Accessory Buildings, Accessory Structures, and Accessory Uses shall be modified to remove reference to the SPL Manual and shall now read as follows:

L. Area public utility facilities (See **Public Utility in Section 1-007**) and regional public utility facilities (See **Public Utility in Section 1-007**), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in **Division 2-8** and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews.

#### Section 35 of Ordinance

Section 3-702.4.B of the Zoning Ordinance under the heading Fences shall be modified to remove reference to the SPL Manual and shall now read as follows:

#### Section 36 of Ordinance

Section 3-702.5.B and subsections (1) thru (4) of the Zoning Ordinance under the heading Screening and Landscaping shall be modified to remove reference to the SPL Manual and shall now read as follows:

B. In order to achieve these objectives, all properties within the commercial zoning districts shall comply with the following requirements in the manner provided in **Division 2-8**:

(1) All landscape areas identified on an approved landscape plan shall be continuously maintained in a healthy, growing condition using irrigation systems and maintenance standards without limitation, identified in **Section 2-802**. Failure to maintain such landscaped areas in such a manner, including removal and replacement of dead or diseased plant materials, shall constitute a violation of this Zoning Ordinance.

- (2) A greenbelt possessing a minimum width of twenty (20) feet shall be provided along all major arterial streets, minor arterial streets, and collector streets. The Planning Commission may enhance such a greenbelt with a landscaping screen or increase the width of the greenbelt when a residential development abuts a major arterial street and it determines that a larger greenbelt is necessary pursuant to standards set forth in **Division 2-8**.
- (3) A transitional yard (*See Yard in Section 1-007*) incorporating a minimum ten (10) feet wide greenbelt with a landscaping screen, or a minimum five (5) feet wide greenbelt with a fence wall, shall be provided on the same zoning lot along all property lines abutting single-family and multiple-family residential zoning districts. For uses listed in **Sections 3-705.5** and **3-706.5**, the Planning Commission may require a transitional yard greenbelt width up to thirty (30) feet containing a fence wall and/or a landscaping screen pursuant to standards set forth in **Division 2-8**.
- (4) A greenbelt possessing a minimum width of ten (10) feet or a minimum five (5) feet wide buffer area containing a fence wall shall be provided on the same zoning lot along all property lines abutting previously developed office and higher intensity use zoning districts which lack screening and landscaping in accordance with the provisions of this Zoning Ordinance. The Planning Commission may require the enhancement of such a greenbelt with a landscaping screen or increase the width of the greenbelt up to twenty (20) feet along a shared property line with a higher intensity use zoning district when it determines that a larger greenbelt is necessary pursuant to standards set forth in Division 2-8.

### Section 37 of Ordinance

Section 3-703.4.B of the Zoning Ordinance under the heading Permitted Uses after Special Approval shall be modified to remove reference to the SPL Manual and shall now read as follows:

- B. Regional public utility facilities (*See Public Utility in Section 1-007*), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in **Division 2-8** and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews.

### Section 38 of Ordinance

Section 3-704.3.J of the Zoning Ordinance under the heading Permitted Principal shall be modified to remove reference to the SPL Manual and shall now read as follows:

- J. Area public utility facilities (*See Public Utility in Section 1-007*) and regional public utility facilities (*See Public Utility in Section 1-007*), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in **Division 2-8** and identified in a

landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews.

### **Section 39 of Ordinance**

Section 3-709.8.D of the Zoning Ordinance under the heading Greenbelt and Landscaping Requirements shall be modified to remove reference to the SPL Manual and shall now read as follows:

D. For a proposed M-1 use, the height and/or quantity of required evergreen or deciduous tree and vegetation screening from what is required under **Section 2-802** and **Section 3-802** shall be determined by the Planning Commission and made a requirement and condition of site plan approval.

### **Section 40 of Ordinance**

Section 3-802.2.N of the Zoning Ordinance under the heading Accessory Buildings, Accessory Structures, and Accessory Uses shall be modified to remove reference to the SPL Manual and shall now read as follows:

N. Area public utility facilities (See **Public Utility in Section 1-007**) and regional public utility facilities (See **Public Utility in Section 1-007**), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in **Section 2-802** and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews.

### **Section 41 of Ordinance**

Section 3-802.4.B of the Zoning Ordinance under the heading Accessory Buildings, Accessory Structures, and Accessory Uses shall be modified to remove reference to the SPL Manual and shall now read as follows:

B. All fences shall be constructed of materials listed in **Section 2-801** to meet all standards of the **Waterford Code of Ordinances, Buildings and Building Regulations** and shall be adequately maintained to be safe and in good condition.

### **Section 42 of Ordinance**

Section 3-802.5.B and subsections (1) thru (4) of the Zoning Ordinance under the heading Screening and Landscaping shall be modified to remove reference to the SPL Manual and shall now read as follows:

B. In order to achieve these objectives, all properties within the higher intensity use zoning districts shall comply with the following requirements in the manner provided in **Division 2-8**, unless otherwise provided by this Zoning Ordinance:

- (1) All landscape areas identified on an approved landscape plan shall be continuously maintained in a healthy, growing condition using irrigation systems and maintenance standards without limitation, identified in **Section 2-802**. Failure to maintain such landscaped areas in such a manner, including removal and replacement of dead or diseased plant materials, shall constitute a violation of this Zoning Ordinance.
- (2) A greenbelt possessing a minimum width of twenty (20) feet shall be provided along all major arterial streets, minor arterial streets, and collector streets. The Planning Commission may require the enhancement of such a greenbelt with a landscaping screen or increase the width of the greenbelt when a residential development abuts a major arterial street and it determines that a larger greenbelt is necessary pursuant to standards set forth in **Division 2-8**.
- (3) A transitional yard (*See **Yard** in **Section 1-007***) incorporating a minimum thirty (30) feet wide greenbelt with a landscaping screen and a fence wall shall be provided on the same zoning lot along all property lines abutting single-family and multiple-family residential zoning districts. For uses listed in **Sections 3-806.5** and **3-807**, the Planning Commission may require a transitional yard greenbelt width up to fifty (50) feet containing a fence wall and a landscaping screen pursuant to standards set forth in **Division 2-8**.
- (4) A greenbelt possessing a minimum width of twenty (20) feet buffer area containing a fence wall shall be provided on the same zoning lot along all property lines abutting previously developed office and commercial use zoning districts which lack screening and landscaping in accordance with the provisions of this Zoning Ordinance. The Planning Commission may require the enhancement of such a greenbelt with a landscaping screen or increase the width of the greenbelt up to thirty (30) feet when it determines that a larger greenbelt is necessary pursuant to standards set forth in **Division 2-8**.

#### **Section 43 of Ordinance**

Section 4-005.3.H of the Zoning Ordinance under the heading Regulations for all Planned Unit Developments shall be modified to remove reference to the SPL Manual and shall now read as follows:

H. Electrical, telephone, and cable television lines shall be underground. Surface-mounted transformers and similar equipment for the underground wires shall be shown on the final site plan and shall be landscaped and screened in accordance with **Division 2-8**.

#### **Section 44 of Ordinance**

Article VII of the Zoning Ordinance under the heading Graphics shall be modified to include additional Figures VII-68 through VII-72 for graphic parking arrangement examples as follows:

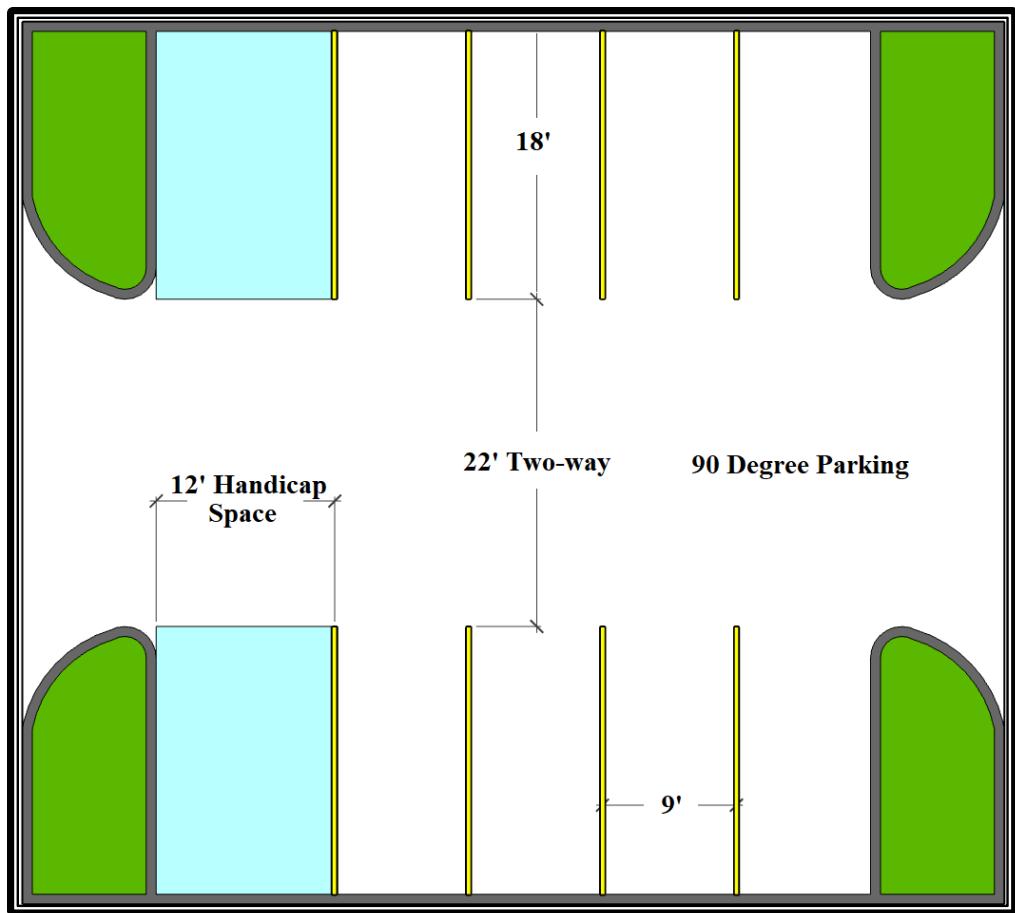


Figure VII-68      90 Degree Parking

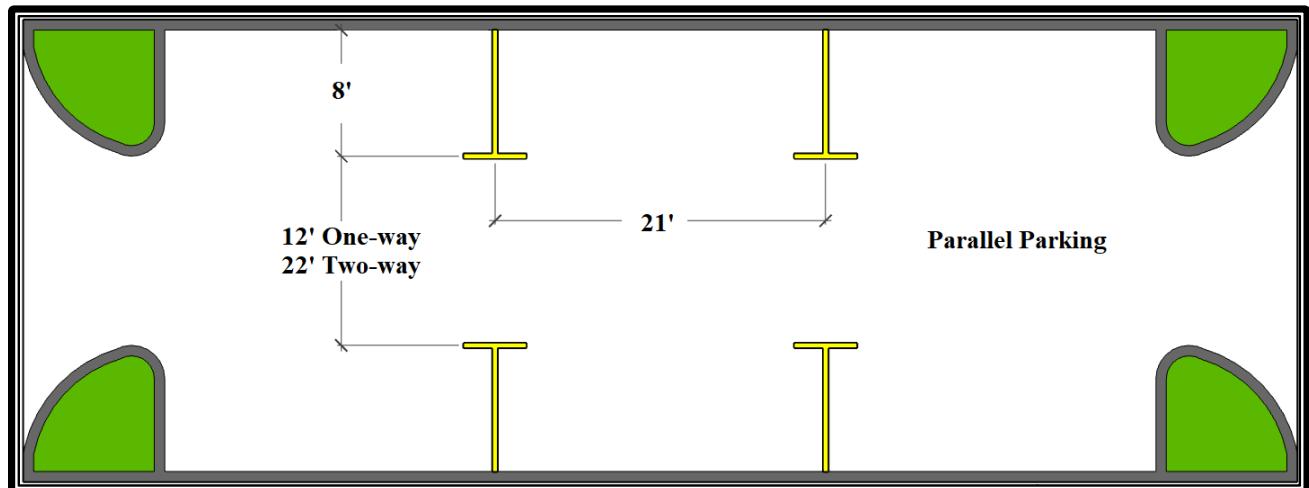


Figure VI-69      Parallel Parking

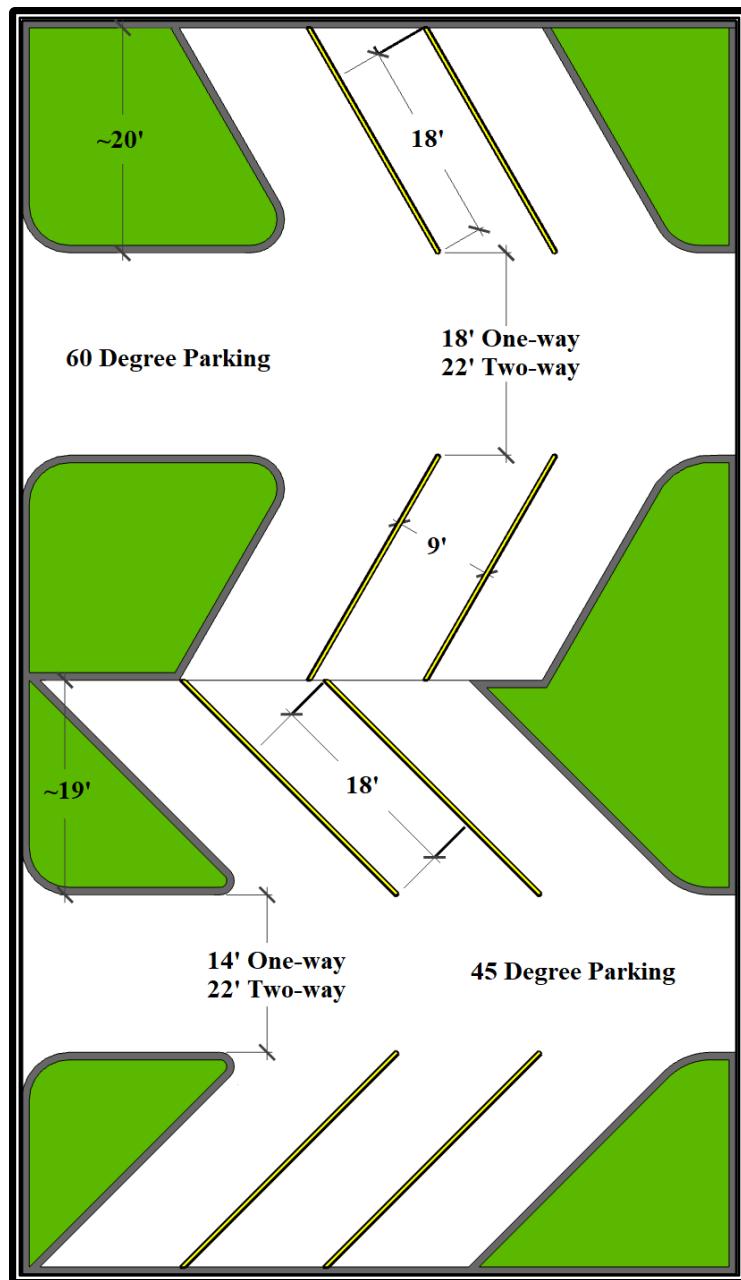


Figure VII-70     Angled Parking

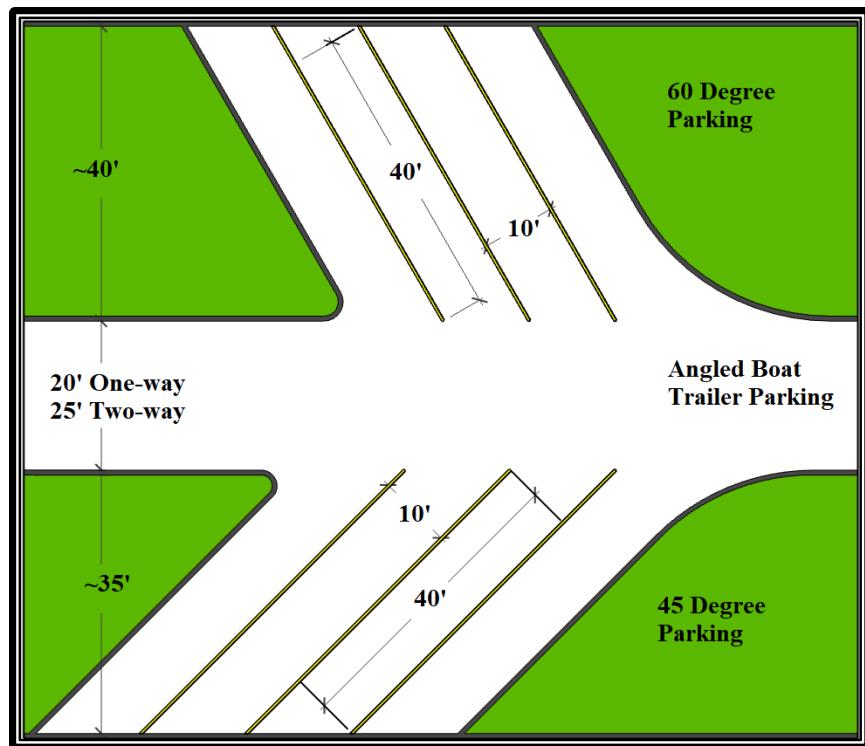


Figure VII-71     Angled Boat Trailer Parking

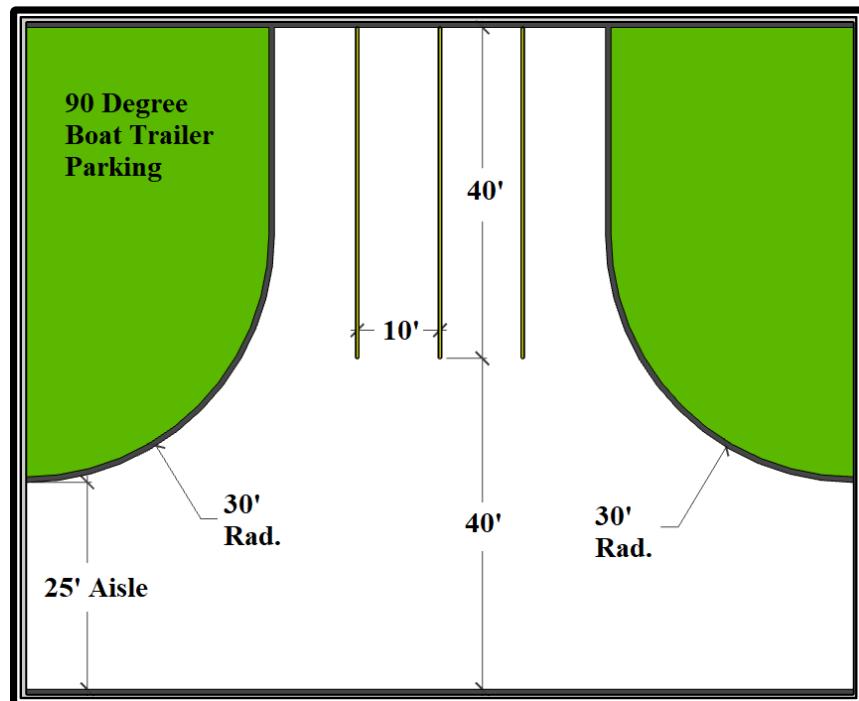


Figure VII-72     90 Degree Boat Trailer Parking

**Section 45 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 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 June 27, 2022.

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Date

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Kimberly Markee, Township Clerk