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**DEVELOPMENT SERVICES
DEPARTMENT**

Jeffrey M. Polkowski, AICP
Director

Dave Hills
Superintendent of Building
Division

Scott Alef
CDBG Coordinator

MEMORANDUM

Date: June 14, 2024

To: Planning Commission

From: Jeffrey M. Polkowski, Director of Development

RE: 2024-Z-010
Substance Abuse Care Centers as Special Approval
PL, Public Lands
C-4, Extensive Business
HT-2 High Tech Industrial and Office Districts

This proposed Zoning Ordinance Text Amendment removes Substance Abuse Care Centers from the Permitted Principal Use list and places it under the Permitted Use under Special Approval from the Planning Commission list within the PL, Public Lands, C-4, Extensive Business, and HT-2 High Tech Industrial and Office Districts.

After due consideration, Development Services Staff has recognized this use as a potential land use that may impose an unreasonable burden upon public services and utilities. Specifically, police and fire services. Because of this, Township staff recommends listing this use as a Special Approval to establish the Planning Commission as the review and approval authority for all proposed new and expansions to existing Substance Abuse Care Centers. This gives the Planning Commission the authority to determine whether such use shall operate within the capacity limitations of the existing or proposed public services and facilities which serve its location.

Section 1-007 of the Zoning Ordinance defines lists Substance Abuse Care Centers under the broader category of Medical Establishments and defines both of these terms as:

MEDICAL ESTABLISHMENTS. An establishment engaged in furnishing medical, surgical, health, psychological, or related services to individuals. Medical establishments shall be classified based upon the intensity and scope of the medical services provided and shall be defined as follows, including but not limited to:

Substance Abuse Care Center. A medical establishment providing rehabilitation care and counseling services on either an in-patient or out-patient basis, to persons suffering from problems related to substance abuse.

*With us there are no
boundaries*

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed zoning ordinance amendment at the regularly scheduled meeting on May 29, 2024, and resolved unanimously to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the May 29, 2024 regular meeting of the Planning Commission, 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 July 8, 2024 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 zoning amendment.

Please let me know if you have any questions prior to Monday night's meeting.

SECTION 3-503. PL, PUBLIC LANDS DISTRICT

The regulations in the subsections below shall apply to properties in the PL Public Lands Zoning District:

3-503.1. Purpose and Intent. The PL zoning district is intended to implement the goals of the Public Lands and Quasi-Public Lands land use designations as described in Chapter 8 of the Waterford Township Master Plan-2003-2023 and identified on the Future Land Use Maps by providing for specifically defined areas where public uses such as government offices and governmental uses, public buildings, public utilities and essential services, public cemeteries, public schools, and libraries; and uses such as churches, private and parochial schools, non-profit community institutions, cultural facilities, private cemeteries, and other institutional uses serving and open to the public, subject to such regulatory standards as will ensure compatibility with adjacent zoning district uses. The PL district is intended to be located in those areas designated as Public Lands on the Future Land Use Maps to accomplish the goals of this zoning district. Other properties within the Township may be redesignated as PL district for public uses to accomplish the goals of this zoning district, provided that the zoning lot is properly scaled and designed for such use and the Planning Commission reviews all proposed new site developments and improvements in the newly established district prior to site plan submittal to ensure that the quality of life on adjoining zoning districts is not adversely affected. This zoning district may be also be used as a transition zone between existing single-family zoning districts and more intensive uses to minimize the impact of nonresidential uses on adjacent residential neighborhoods. Intense public uses resulting in ongoing usage of heavy machinery, storage yards, or assembly of large crowds that may create a potential negative impact upon adjoining zoning districts due to the intensity of these particular uses will be limited to appropriately sized zoning lots.

3-503.2. Conformance to Regulatory Standards. All zoning lots, uses, buildings, and structures within this zoning district shall comply with *Section 3-900* and *3-901* and the **Waterford Code of Ordinances, Buildings and Building Regulations, Fire Prevention and Protection, Flood Control and Environmental Protection, Health and Sanitation, and Water and Sewers**. In addition to all other plan review requirements applicable under this Zoning Ordinance, developments in this zoning district shall be subject to review and approval in accordance with *Section 4-004.3*.

3-503.3. Permitted Principal Uses. The following uses shall be permitted as principal permitted uses in the PL district:

- A. Areas of natural and scientific interest (See *Section 1-006*).
- B. Cemetery establishments (See *Cemetery Establishments in Section 1-007*).
- C. Cultural facilities (See *Cultural Establishments in Section 1-007*).
- D. Educational facilities (See *Educational Facilities in Section 1-007*).
- E. Governmental facilities (See *Governmental Facilities in Section 1-007*).
- F. Institutional facilities (See *Institutional Facilities in Section 1-007*).
- G. Commercial Marinas (See *Marina, Commercial in Section 1-007*).
- H. Medical establishments (See *Medical Establishments in Section 1-007*) with the exception of substance abuse care centers and shall be owned and operated by governmental agencies, non-profit institutions, or religious organizations.
- I. Natural resource management activities (See *Natural Resource Management Activity in Section 1-007*).
- 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. (Amended 7/5/2022)
- K. Recreational facilities (See *Recreational Facilities in Section 1-007*).
- L. Religious facilities (See *Religious Facilities in Section 1-007*).
- M. Wildlife reserves (See *Wildlife Reserves in Section 1-007*).

4-503.4. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the PL district when the building(s) in which the use shall be located is more than one thousand (1,000) feet from any zoning lot containing an educational, religious, recreational, child care, or residential use, subject to the review and approval of the use in accordance with *Section 4-006*, and any conditions hereinafter imposed for each such use:

- A. Correctional group homes (See *Correctional Group Home in Section 1-007*).
- B. Halfway houses (See *Halfway House in Section 1-007*).
- C. Substance abuse care centers (See *Medical Establishments in Section 1-007*) owned and operated by governmental agencies, non-profit institutions, or religious organizations.

3-503.5. Termination of Public Use on a Zoning Lot. Upon sale or other final release of property by a governmental agency, noncommercial educational agency, or religious organization, a zoning lot in the PL district may be returned or altered to a zoning classification which applied to the zoning lot prior to the establishment of the PL district and which conforms to the Master Plan future land use designations of the surrounding zoning lots.

SECTION 3-706. C-4, EXTENSIVE BUSINESS DISTRICT

The regulations in the subsections below shall apply to properties in the C-4 Extensive Business Zoning District:

3-706.1. Purpose and Intent. The C-4 zoning district is intended to implement the goals of the Community Business land use designation as described in Chapter 8 of the Waterford Township Master Plan-2003-2023 and identified on the Future Land Use Maps as well as implement Master Plan Objective 4.4, ***Improve the Physical Appearance and Functional Character of the Commercial Corridors***, by permitting commercial uses that require intensive use of the land on zoning lots located with access along major arterial streets, are properly scaled and designed for major arterial street oriented and open air businesses, and contain substantial land area for safe vehicular accessibility, off-street parking, and product display. This zoning district is intended to utilize extensive planning and site development design to ensure that effective setbacks and landscape buffers are established so that the quality of life in adjacent residential areas are not adversely affected.

3-706.2. Conformance to Regulatory Standards. All zoning lots, uses, buildings, and structures within this zoning district shall comply with ***Section 3-900 and 3-901*** and the ***Waterford Code of Ordinances, Buildings and Building Regulations, Fire Prevention and Protection, Flood Control and Environmental Protection, Health and Sanitation, and Water and Sewers***. In addition to all other plan review requirements applicable under this Zoning Ordinance, developments in this zoning district shall require approval through the applicable site plan review procedure in accordance with ***Section 4-004***.

3-706.3. Permitted Principal Uses. The following uses shall be permitted as principal permitted uses in the C-4 district:

- A. Retail establishments (*See **Retail Establishments** in **Section 1-007***), including such establishments with outdoor sales display areas.
- B. Commercial service establishments (*See **Commercial Service Establishments** in **Section 1-007***).
- C. Restaurant establishments (*See **Restaurant Establishments** in **Section 1-007***) without drive-thru facilities. (Amended 11/30/2021)
- D. Entertainment establishments (*See **Entertainment Establishments** in **Section 1-007***).
- E. Cultural facilities (*See **Cultural Establishments** in **Section 1-007***).
- F. Institutional facilities (*See **Institutional Facilities** in **Section 1-007***).
- G. Religious facilities (*See **Religious Facilities** in **Section 1-007***).
- H. Child day care centers (*See **Child Day Care Facilities** in **Section 1-007***). (Effective 12/6/2022)
- I. Recreational facilities conducted completely within a building approved for the use (*See **Recreational Facilities** in **Section 1-007***).
- J. Drop-off dry cleaning establishments (*See **Dry-Cleaning Establishments** in **Section 1-007***).
- K. Medical establishments (*See **Medical Establishments** in **Section 1-007***) with the exception of substance abuse care centers.
- L. Office establishments (*See **Office Establishments** in **Section 1-007***).
- M. Conference facilities (*See **Conference Facilities** in **Section 1-007***).
- N. Convention centers (*See **Convention Center** in **Section 1-007***).
- O. Entertainment rental and rent-to-own establishments (*See **Rental Establishments** in **Section 1-007***).
- P. Hotels and motels (*See **Hotel And Motel** in **Section 1-007***).
- Q. Antique stores, used book shops, consignment shops, and thrift shops (*See **Resale Establishments** in **Section 1-007***).
- R. Funeral home establishments (*See **Funeral Home Establishments** in **Section 1-007***).
- S. Veterinary establishments (*See **Veterinary Establishments** in **Section 1-007***).
- T. Vehicle lease or rental agencies (*See **Vehicle Lease Or Rental Agency** in **Section 1-007***), including such uses with outdoor vehicle inventory storage.
- U. Precious metal and gem dealers (*See **Section 1-006***) in conformance with ***Section 2-602***.
- V. Public utility facilities, public utility buildings, and public utility hardware (*See **Public Utility** in **Section 1-007***).
- W. Licensed medical marihuana provisioning centers that comply with the applicable regulations in ***Section 2-604***. (See ***MEDICAL MARIHUANA USES AND DEFINED TERMS*** in ***Section 1-007***).
- X. Electric Vehicle Charging Stations (*See **Electric Vehicle Charging Stations** in **Section 1-007***). (Effective 5/4/2021)
- Y. Outfitters (*See **Outfitters** in **Section 1-007***). (Effective 8/17/2021)
- Z. Licensed adult marihuana retailers that comply with the applicable regulations in ***Section 2-605*** (*See **Marihuana Adult Establishments Uses Defined Terms** in **Section 1-007***). (Effective 7/25/2023)

Article III - Zoning Districts

Division 3-7 - Commercial Zoning Districts Section 3-706 - C-4, Extensive Business District

3-706.4. Permitted Uses after Wellhead Protection Compliance. The following uses shall be permitted as principal permitted uses in the C-4 district, subject to receiving a Determination of Compliance with Wellhead Protection from the Public Works Official as defined and regulated by the **Waterford Code of Ordinances** prior to consideration through the applicable site plan review procedure in accordance with **Section 4-004**:

- A. Landscaping maintenance establishments (*See **Commercial Service Establishments** in **Section 1-007***) provided that all outdoor storage areas associated with such a use shall be located to the rear of the principal building.
- B. Local dry-cleaning establishments (*See **Dry-Cleaning Establishments** in **Section 1-007***).
- C. Commercial dry cleaning establishments (*See **Dry-Cleaning Establishments** in **Section 1-007***).
- D. Minor vehicle service facilities and general vehicle service facilities (*See **Vehicle Repair Facilities** in **Section 1-007***).

3-706.5. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the C-4 district, subject to the review and approval of the use in accordance with **Section 4-006** and any conditions hereinafter imposed for each such use:

- A. Recreation facilities (*See **Recreational Facilities** in **Section 1-007***) containing both indoor and outdoor facilities.
- B. Commercial storage establishments (*See **Commercial Storage Establishments** in **Section 1-007***), provided that all outdoor storage areas associated with such a use shall be located to the rear of the principal building. The Planning Commission may stipulate a reasonable increase of setback requirements to that of a more intensive zoning district as well as additional screening and barriers when the subject zoning lot abuts a residential zoning district.
- C. Flea markets (*See **Resale Establishments** in **Section 1-007***) in conformance with **Section 2-602**.
- D. Outdoor storage as an accessory use for the uses listed in **Sections 3-706.3.A** and **3-706.3.B**, provided that all outdoor storage areas associated with such a use shall be located to the rear of the principal building. The Planning Commission may stipulate a reasonable increase of setback requirements to that of a more intensive zoning district as well as additional screening and barriers when the subject zoning lot abuts a residential zoning district.
- E. Adult entertainment uses (*See Adult Entertainment Use in **Section 1-007***) in conformance with **Section 2-601** and **Section 2-602**.
- F. Pawnshops and second-hand dealers (*See **Section 1-006***) in conformance with **Section 2-602**.
- G. Massage Establishments and massage schools (*See **Section 1-006***) in conformance with **Section 2-602**.
- H. Elder care facilities (*See **Elder Care Facilities** in **Section 1-007***). (Effective 3/2/2021)
- I. Halfway houses (*See **Halfway House** in **Section 1-007***).
- J. Home display courts (*See **Home Display Court** in **Section 1-007***).
- K. The following uses shall be considered for special approval, provided that the proposed use and site plan receives a determination of compliance with wellhead protection from the Public Works Official as defined and regulated by the **Waterford Code of Ordinances** prior to consideration by the Planning Commission under this Section:
 - (1) Commercial fueling establishments (*See **Commercial Fueling Establishments** in **Section 1-007***).
 - (2) Propane filling facilities as an ancillary use (*See **Use** in **Section 1-007***) for permitted uses identified in **Sections 3-706.3.A, 3-706.3, 3-706.3.B, and 3-706.3.V**.
 - (3) Major vehicle repair facilities (*See **Vehicle Repair Facilities** in **Section 1-007***).
 - (4) Fueling facilities as an ancillary use (*See **Use** in **Section 1-007***) for permitted uses identified in **Sections 3-706.3.Q, 3-706.3.T, and 3-706.3.V**.
 - (5) Major vehicle repair facilities and outdoor storage of materials and equipment as accessory uses to a public utility building, providing that all outdoor storage areas are located in a rear yard, which may include yard area that may also be a side yard of a corner lot. The Planning Commission may stipulate a reasonable increase of setback requirements to that of a higher intensity use zoning district under **DIVISION 3-8** as well as additional screening and barriers.
 - (6) Light equipment rental establishments (*See **Rental Establishments** in **Section 1-007***), with outdoor display and storage. (Effective 3/7/23)
 - (7) New vehicle dealer, used vehicle dealer, and vehicle broker dealer establishments (*See **Vehicle Dealer Establishments** in **Section 1-007***), with outdoor display and storage. (Effective 3/7/23)
- L. Kennel (*See **Kennel** in **Section 1-007***). (Effective 5/4/2021)
- M. Medium-scale wind energy systems (*See **Alternative Energy System** in **Section 1-007***), provided that if special approval is granted all MWES components shall be inspected and approved by the Building Official in accordance with **Section 4-016**.
- N. Restaurant establishments (*See **Restaurant Establishments** in **Section 1-007***) with drive-thru facilities. (Effective 11/30/2021)
- O. Substance abuse care centers (*See **Medical Establishments** in **Section 1-007***).

SECTION 3-805. HT-2, HIGH TECH INDUSTRIAL AND OFFICE DISTRICT

The regulations in the subsections below shall apply to properties in the HT-2 High Tech Industrial and Office Zoning District:

3-805.1. Purpose and Intent. The HT-2 zoning district is intended to implement the goals of the High Tech Services and Light Industrial land use designations as described in Chapter 8 of the Waterford Township Master Plan-2003-2023 and identified on the Future Land Use Maps as well as implement Master Plan Goal Four, *To Create an Economic Climate Conducive to the Attraction, Retention, and Expansion of Business within Waterford*, Objective 4.4, *Improve the Physical Appearance and Functional Character of the Commercial Corridors*, and Goal Seven, *To Retain, Enhance, and Promote Waterford's Unique Character, Sense of Community, and Identity*, by permitting a mixture of technical, light industrial, and extensive service and office uses on zoning lots properly scaled and designed for such uses, ensuring that such uses occur on large zoning lots with an emphasis on streetscape aesthetics and walkability and providing for the following with such uses: clusters of free-standing buildings; a linear landscape pattern along major arterial streets; improved nonmotorized pathways and traffic calming; coordinated street furniture throughout the district; and storage of vehicles, equipment, and materials restricted to within enclosed buildings. This zoning district is intended to ensure that effective setbacks and landscape buffers are established so that the quality of life in adjacent residential areas is not adversely affected.

3-805.2. Conformance to Regulatory Standards. All zoning lots, uses, buildings, and structures within this zoning district shall comply with *Section 3-900* and *3-901* and the **Waterford Code of Ordinances, Buildings and Building Regulations, Fire Prevention and Protection, Flood Control and Environmental Protection, Health and Sanitation, and Water and Sewers**. In addition to all other plan review requirements applicable under this Zoning Ordinance, developments in this zoning district shall require approval through the applicable site plan review procedure in accordance with *Section 4-004*.

3-805.3. Permitted Principal Uses. The following uses shall be permitted as principal permitted uses in the HT-2 district:

- A. Technological establishments (See *Technological Establishments* in *Section 1-007*).
- B. Office establishments (See *Office Establishments* in *Section 1-007*).
- C. Medical establishments (See *Medical Establishments* in *Section 1-007*) with the exception of substance abuse care centers.
- D. Commercial service establishments (See *Commercial Service Establishments* in *Section 1-007*).
- E. Public utility facilities and public utility hardware (See *Public Utility* in *Section 1-007*).
- F. Cultural facilities (See *Cultural Establishments* in *Section 1-007*).
- G. Institutional facilities (See *Institutional Facilities* in *Section 1-007*).
- H. Religious facilities (See *Religious Facilities* in *Section 1-007*).
- I. Licensed medical marihuana safety compliance facilities that comply with the applicable regulations in *Section 2-604*. (See *MEDICAL MARIHUANA USES AND DEFINED TERMS* in *Section 1-007*).
- J. Electric Vehicle Charging Stations (See *Electric Vehicle Charging Stations* in *Section 1-007*). (Effective 5/4/2021)
- K. Licensed adult use marihuana safety compliance facilities that comply with the applicable regulations in *Section 2-605* (See *Marihuana Adult Establishments Uses Defined Terms* in *Section 1-007*). (Effective 7/25/2023)

4-805.4. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the HT-2 district, subject to the review and approval of the use in accordance with *Section 4-006* and any conditions hereinafter imposed for each such use:

- A. Craft factories, food processing factories, metal products factories, and pharmaceutical factories (See *Manufacturing Establishments* in *Section 1-007*), which may include a factory outlet (See *Use* in *Section 1-007*) when reviewed and identified as part of an approved final site plan, provided that the proposed use and site plan receives a Determination of Compliance with Wellhead Protection from the Public Works Official as defined and regulated by the **Waterford Code of Ordinances** prior to consideration by the Planning Commission under this Section.
- B. Vehicle repair facilities (See *Vehicle Repair Facilities* in *Section 1-007*).
- C. Commercial storage establishments (See *Commercial Storage Establishments* in *Section 1-007*).
- D. Outdoor storage as an accessory use for the uses listed in subsections A through C above, provided that all outdoor storage areas associated with such a use shall be located to the rear of the principal building. The Planning Commission may stipulate a reasonable increase of setback requirements to that of a more intensive zoning district as well as additional screening and barriers when the subject zoning lot abuts a residential zoning district.
- E. Substance abuse care centers (See *Medical Establishments* in *Section 1-007*).

3-805.5. Planned Unit Developments. Planned unit developments consisting of mixed uses that incorporate one or more of the uses listed in *Section 3-805.3* with one or more of the uses listed in *Section 3-805.4*, *Section 3-706.3*, *Section 3-404.3.A*, and/or dwelling units located above commercial uses, subject to the review and approval of the development in accordance with *Section 4-005*, are permitted.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2023-Z-010

TEXT AMENDMENT TO ZONING ORDINANCE

An Ordinance to amend the Waterford Township Zoning Ordinance No. 135-A (“Zoning Ordinance”) PL Public Lands District, C-4 Extensive Business, HT-2 High Tech Industrial and Office District, to provide for substance abuse care centers to be permitted uses after special approval.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

Section 3-503.3 of the Waterford Township Zoning Ordinance that lists permitted principal uses in the PL Public Lands District, is amended to clarify that substance abuse care centers are not permitted principal uses to read as follows:

3-503.3. Permitted Principal Uses. The following uses shall be permitted as principal permitted uses in the PL district:

A-G (unchanged)

H. Medical establishments (*See Medical Establishments in Section 1-007*) with the exception of substance abuse care centers and shall be owned and operated by governmental agencies, non-profit institutions, or religious organizations.

I-M (unchanged)

Section 2 of Ordinance

Section 3-503.4 of the Waterford Township Zoning Ordinance that lists permitted uses after special approval shall be amended to add substance abuse care centers as a new section C to read as follows:

3-503.4. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the PL district when the building(s) in which the use shall be located is more than one thousand (1,000) feet from any zoning lot containing an educational, religious, recreational, child care, or residential use, subject to the review and approval of the use in accordance with Section 4-006 and any conditions hereinafter imposed for each such use:

- A. Correctional group homes (*See Correctional Group Home in Section 1-007*).
- B. Halfway houses (*See Halfway House in Section 1-007*).

- C. Substance abuse care centers (*See Medical Establishments in Section 1-007*) owned and operated by governmental agencies, nonprofit institutions, or religious organizations.

Section 3 of Ordinance

Section 3-706.3 of the Waterford Township Zoning Ordinance that lists permitted principle uses in the C-4 Extensive Business District, is amended to clarify that substance abuse care centers are not permitted principal uses to read as follows:

3-706.3. Permitted Principal Uses. The following uses shall be permitted as principal permitted uses in the C-4 district:

A- J (unchanged)

K. Medical establishments (*See Medical Establishments in Section 1-007*) with the exception of substance abuse care centers.

L-Z (unchanged)

Section 4 of Ordinance

Section 3-706.5 of the Waterford Township Zoning Ordinance that lists permitted uses after special approval shall be amended to add substance abuse care centers as a new section O to read as follows:

3-706.5. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the C-4 subject to the review and approval of the use in accordance with Section **4-006** and any conditions hereinafter imposed for each such use:

A-N (unchanged)

O Substance abuse care centers (*See Medical Establishments in Section 1-007*)

Section 5 of Ordinance

Section 3-805.3 of the Waterford Township Zoning Ordinance that lists permitted principle uses in the HT-2 High Tech Industrial and Office District, is amended to clarify that substance abuse care centers are not permitted principal uses to read as follows:

3-805.3. Permitted Principal Uses. The following uses shall be permitted as principal permitted uses in the HT-2 district:

A- B (unchanged)

C. Medical establishments (*See Medical Establishments in Section 1-007*) with the exception of substance abuse care centers.

D-K (unchanged)

Section 6 of Ordinance

Section 3-805.4 of the Waterford Township Zoning Ordinance that lists permitted as special approval uses in the HT-2 High Tech Industrial and Office District, is amended to add substance abuse care centers as a new section E to read as follows:

3-805.4. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in accordance with *Error! Reference source not found.* and any conditions hereinafter imposed for each such use:

A-D (unchanged)

E. Substance abuse care centers (*See Medical Establishments in Section 1-007*).

Section 7 of Ordinance

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect, and the Waterford Township Code of Ordinances shall remain in full force and effect, amended only as specified above.

Section 8 of Ordinance

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 9 of Ordinance

All proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law in force when they were commenced.

Section 10 of Ordinance

The effective date of this Ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this

Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

CERTIFICATION

I certify that this Zoning Ordinance Text Amendment was adopted by a majority vote of the members of the Board of Trustees of the Charter Township of Waterford at a meeting duly called and held on July 8, 2024.

Date

Kimberly Markee, Township Clerk