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## MEMORANDUM

Date: July 7, 2025

To: Charter Township of Waterford Planning Commission

From: Jeffrey M. Polkowski, Director

**RE: Drayton Plains Central Business District**

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In April of 2022 the Board of Trustees adopted the attached resolution formally recognizing the Township-wide desire for a “Central Business District” within our community. In July of 2024 both the Planning Commission and the Board of Trustees adopted a Master Plan that included the attached economic development strategy for the Drayton Plains Central Business District.

Following this was a need to modify the Township Zoning Ordinance in order to begin realizing the goals of the economic development strategy for the Drayton Plains Central Business District. After more than a year of diligent work, collaboration, and community engagement, we are pleased to present the final draft of the zoning ordinance establishing the Drayton Plains Central Business District for your formal consideration and adoption.

Over the past twelve months, this proposed ordinance has undergone extensive drafting, redrafting, and refinement. Planning staff, in partnership with the Planning Commission, our zoning consultants, legal counsel, and members of the public have worked to ensure that the ordinance reflects both the community’s vision and sound planning principles. The ordinance is designed to guide future development in Drayton Plains with an emphasis on mixed-use, walkability, architectural cohesion, and economic revitalization.

Throughout the process, the Planning Commission played a vital role by holding multiple study sessions that allowed for in-depth discussion and examination of the ordinance’s framework, design standards, permitted uses, and long-term implications. During these discussions, several public comment sessions were held to ensure transparency and provide residents, property owners, and stakeholders with meaningful opportunities to share feedback. Public input led to a number of substantive improvements in the ordinance. The resulting ordinance is a product of careful consideration, professional planning, and community collaboration.

### **Planning Commission Recommendation and Findings**

The Planning Commission reviewed this proposed Zoning Ordinance Amendment at the regularly scheduled meeting on June 24, 2025 and resolved unanimously to forward a favorable recommendation to the Township Board. In addition to the Planning Commission’s recommendation for approval, the proposed amendment received

substantial public support. This support was expressed through numerous letters submitted to the Development Services Office, as well as through public comments made during the Planning Commission meeting. Both the letters and the relevant excerpts from the Planning Commission Minutes have been included for your review along with this proposed amendment.

### **Motions**

Based upon the Planning Commission's favorable recommendation at the June 24, 2025 regular meeting of the Planning Commission, should the Board want to consider adopting the requested Zoning Ordinance Amendments, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the July 28, 2025 meeting. However, if the Board does not want to adopt the requested rezoning, the appropriate motion would be to not introduce the Ordinance and deny the zoning amendment.

Staff will be at the upcoming Board of Trustee meeting, should you have any questions prior, please do not hesitate to reach out to me. However please do not hesitate to reach out with any final questions or concerns ahead of the upcoming meeting. We thank you for your continued commitment to thoughtful land use planning in our community.

## SECTION 3-710. DRAYTON PLAINS CENTRAL BUSINESS DISTRICT

### 3-710.1. PURPOSE AND INTENT

The Drayton Plains Central Business District is intended to provide community stakeholders with an opportunity for a lively, pedestrian-oriented district that permits a traditional mixture of retail, commercial, office, restaurant, civic, cultural, entertainment, recreation, and residential uses. The area is specifically designed to eliminate obstacles and developmental constraints, fostering an economically thriving business hub while cultivating a vibrant space where people can live, work, and play. Further, the Drayton Plains Central Business District, strategically positioned along the historic Saginaw Trail, is renowned for its rich heritage and timeless character.

Building design should be based on traditional architectural principles, with an emphasis on development oriented to the human scale. The district works to minimize traffic congestion, inefficient surface parking lots, infrastructure costs, and environmental impacts by promoting a compact, mixed-use layout with shared parking.

Uses that are inviting to the public, such as retail, restaurant, and entertainment establishments are encouraged on the first floor of buildings. The upper stories will include uses with limited public access, such as office, service, and residential spaces. The intensity of these uses will be carefully regulated and tapered through building height and placement, ensuring a harmonious scale along streetscapes and a seamless transition to surrounding residential neighborhoods.

The Drayton Plains Central Business District is divided into the following zoning districts: Towne Center General, Towne Center Light, Towne Center Waterfront, Towne Center Mixed-Residential, and Towne Center Civic.

### 3-710.2. APPLICABILITY

#### A. Purpose and Intent.

- (1) **Towne Center General.** The purpose of the Towne Center General zoning district is to develop a walkable, vibrant neighborhood with a mix of residential, commercial, and recreational spaces. It is designed to be the heart of Waterford, with the highest density in the Township. Moving away from the Towne Center General district, the density of the community gradually decreases, helping to reduce the strain on residential districts, which are intended to have lower populations.
- (2) **Towne Center Light.** The purpose of the Towne Center Light zoning district is to act as a context-sensitive transition that steps-down the intensity of the Towne Center General district towards the quieter neighboring residential areas. While serving as a buffer, this district is intended to still maintain the walkable, vibrant neighborhood mix of residential, commercial, and recreational spaces of the other Drayton Plains Towne Center districts.

**(3) Towne Center Waterfront.** The purpose of the Towne Center Waterfront zoning district is to leverage Waterford's unique waterfront location to offer a vibrant mix of recreational, cultural, and commercial experiences, creating a thriving waterfront community.

**(4) Towne Center Mixed-Residential.** The purpose of the Towne Center Mixed-Residential zoning district is to accommodate a mixture of housing types that seamlessly integrate residential living adjacent to the diverse mix of retail, dining, and entertainment options available in the other Towne Center districts. Historic single-family homes should be retained whenever possible, safeguarding their distinctive character and charm. Infill housing may be crafted to honor and integrate with the established scale, massing, and architectural rhythm of the surrounding neighborhood, ensuring a harmonious blend of the old and new.

**(5) Towne Center Civic.** The purpose of the Towne Center Civic zoning district is to be the heart of the community, serving as a hub for civic engagement, government services, cultural institutions, and community gathering spaces.

### 3-710.3. ADMINISTRATION

#### A. Triggers for Compliance.

For properties situated within the Drayton Plains Central Business District, as identified on the official Zoning Map, compliance with the applicable district standards shall be required in accordance with the provisions outlined in the following table

Proposed Changes to Use and/or Property	Height	Siting	Architectural Elements: Fenestration	Architectural Elements: Materials	Uses	Parking: Design	Parking: Location
Changes in Use without proposed additional parking, site modifications, or building additions					X		
Expansions to Surface Parking <sup>1,2</sup>						X	X
Façade Changes <sup>3</sup>			X	X			
Building Additions: Minor (0%-24% of building area <sup>4</sup> )	X		X	X	X	X	
Building Additions: Major (25% or more of building area <sup>4</sup> )	X	X	X	X	X	X	X
New Construction	X	X	X	X	X	X	X

Footnotes:

- (1) Expansions of nonconforming parking facilities up to ten (10) percent may be authorized by the Zoning Official when strict adherence to the Zoning Ordinance would require a secondary parking facility to be built.
- (2) Expansions of nonconforming parking facilities up to twenty-five (25) percent may be authorized by the Planning Commission when strict adherence to the Zoning Ordinance would require a secondary parking facility to be built.
- (3) Applicable to alterations in materials of any façade exceeding 60% of the total wall area.
- (4) Triggers for compliance shall only apply to new building additions.

**B. Procedures & Requirements.** All zoning lots, uses, buildings, and structures shall comply with [\*\*Section 3-710\*\*](#) 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 district shall require approval through the applicable site plan review procedure in accordance with [\*\*Section 4-004\*\*](#).

**C. Deviations from approved Site Plan.** Minor changes to the approved final site plan may be approved by the Zoning Official without requiring resubmittal to the Planning Commission or Board of Trustees, as applicable. To qualify for such approval, the applicant or property owner must notify the Zoning Official of any proposed amendments before making the change on site, and the change must comply with all specified conditions of the approved site plan. Where the modifications are not determined to be minor, the site plan shall require resubmittal to the Planning Commission, as applicable, for approval as a site plan amendment. For purposes of interpretation, the following shall be considered minor changes only if the changes continue to comply with the design requirements:

**(1) Height:**

- (A) Minimum and maximum height – up to five (5) percent for any cumulative increase or decrease in building height.

**(2) Siting:**

- (A) Build-to line – up to five (5) ft. forward or backward.
- (B) Minimum percentage built-to – reduction of up to five (5) percent of required length.
- (C) Parking setback line – move forward up to five (5) ft.

**(3) Architectural Elements:**

- (A) Entrances (maximum average spacing) – up to ten (10) percent increase in spacing.

- (B) Fenestration (minimum and maximum percentage) – up to five (5) percent of the previously approved fenestration area.
- (C) Projections – up to five (5) percent of the previously approved projection length.

#### 3.710.4. USE

**A. Prohibited Uses.** It is the intent of this Division to specifically prohibit uses which are not listed in this Division as permitted principal use or special approval uses. Subject to the provisions of **ARTICLE II, DIVISION 2-7**, uses that are being conducted upon zoning lots within these zoning districts that are not listed as permitted or special approval uses within the Drayton Plains Central Business District shall be deemed in violation of this Zoning Ordinance.

**B. Table of Permitted Uses.**

Use <i>P – Permitted Principal Use</i> <i>S – Permitted Use after Special Approval</i> <i>W – Permitted Use after Receiving a Determination of Compliance with Wellhead Protection</i> <i>SA – Special Accommodation Use</i>	TC - General	TC - Light	TC - Waterfront	TC - Mixed Residential	TC - Civic
<b>Commercial:</b>					
Commercial Service Establishments with the exception of Banquet and Food Preparation Establishments, Landscaping Maintenance Establishments, and Vehicle (Car) Wash Establishments ( <i>See Commercial Service Establishments in Section 1-007</i> )	P	P	P	-	-
Banquet and Food Preparation Establishments ( <i>See Commercial Service Establishments in Section 1-007</i> )	-	S	S	-	-
Landscaping Maintenance Establishments ( <i>See Commercial Service Establishments in Section 1-007</i> )	S/W	S/W	-	-	-
Office Establishments ( <i>See Office Establishments in Section 1-007</i> )	P	P	P	-	-
Retail Establishments with the exception of Vape and Smoking Stores ( <i>See Retail Establishments in Section 1-007</i> )	P	P	P	-	-
Vape and Smoking Stores ( <i>See Retail Establishments in Section 1-007</i> )	S	S	-	-	-
Nursery Establishments ( <i>See Commercial Bulk Vegetation And Soil Resource Establishments in Section 1-007</i> )	S	S	-	-	-
Commercial Storage Establishments ( <i>See Commercial Service Establishments in Section 1-007</i> )	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	-	-
Conference Facilities ( <i>See Conference Facilities in Section 1-007</i> )	P	P	P	-	-

Convention Centers ( <i>See Convention Center in Section 1-007</i> )	P	P	P	-	-
Local Dry-Cleaning and Drop-Off Dry-Cleaning ( <i>See Dry-Cleaning Establishments in Section 1-007</i> )	P/W	P/W	P/W	-	-
Funeral Home Establishments ( <i>See Funeral Home Establishments in Section 1-007</i> )	S	S	S	-	-
<b>Use</b> <i>P – Permitted Principal Use</i> <i>S – Permitted Use after Special Approval</i> <i>W – Permitted Use after Receiving a Determination of Compliance with Wellhead Protection</i> <i>SA – Special Accommodation Use</i>	<b>TC - General</b>	<b>TC - Light</b>	<b>TC - Waterfront</b>	<b>TC - Mixed Residential</b>	<b>TC - Civic</b>
Hotels and Motels (with publicly available businesses on the first floor) ( <i>See Hotel and Motel in Section 1-007</i> )	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	-	-
Hotels and Motels (without publicly available businesses on the first floor) ( <i>See Hotel and Motel in Section 1-007</i> )	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>	-	-
Kennel (with or without 24-hour services or boarding) ( <i>See Kennel in Section 1-007</i> )	S	S	S	-	-
Professional Medical Care Offices and Medical Clinics ( <i>See Medical Establishments in Section 1-007</i> )	P	P	P	-	-
Entertainment, Light Equipment, and Rent-to-Own Rental Establishments ( <i>See Rental Establishments in Section 1-007</i> )	P	P	-	-	-
Resale Establishments with the exception of Pawnshops ( <i>See Resale Establishments in Section 1-007</i> )	P	P	P	-	-
Veterinary Clinics ( <i>See Veterinary Clinic in Section 1-007</i> )	P	P	P	-	-
Veterinary Hospitals ( <i>See Veterinary Clinic in Section 1-007</i> )	S	S	S	-	-
Car Condo	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	-	-
<b>Restaurants:</b>					
Restaurant Establishments with the exception of Cabaret/Night Clubs ( <i>See Restaurant Establishments in Section 1-007</i> )	P	P	P	-	-
Cabaret/Night Club ( <i>See Restaurant Establishments in Section 1-007</i> )	P	S	S	-	-
Carryout Window accessory to restaurant use ( <i>See Restaurant Establishments in Section 1-007</i> )	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	-	-
Outdoor seating accessory to a restaurant use	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	-	-
Mobile Food Vending ( <i>See Mobile Food Vending in Section 1-007</i> )	P	P	P	-	-
<b>Entertainment and Recreation:</b>					
Competitive Commercial Adventure Game Facilities ( <i>See Entertainment Establishments in Section 1-007</i> )	P	P	P	-	P

Entertainment Activity Centers ( <i>See Entertainment Establishments in Section 1-007</i> )	P	P	P	-	P
Use	TC - General	TC - Light	TC - Waterfront	TC - Mixed Residential	TC - Civic
<i>P – Permitted Principal Use</i>					
<i>S – Permitted Use after Special Approval</i>					
<i>W – Permitted Use after Receiving a Determination of Compliance with Wellhead Protection</i>					
<i>SA – Special Accommodation Use</i>					
Miniature Golf Facility ( <i>See Entertainment Establishments in Section 1-007</i> )	S	S	S	-	P
Theater ( <i>See Entertainment Establishments in Section 1-007</i> )	S	S	S	-	P
Commercial Marina ( <i>See Marina, Commercial in Section 1-007</i> )	-	-	P	-	P
Outfitters ( <i>See Outfitters in Section 1-007</i> )	P	P	P	-	P
Boat Launch ( <i>See Recreational Facilities in Section 1-007</i> )	-	-	S	-	P
Boat Livery ( <i>See Recreational Facilities in Section 1-007</i> )	S	S	S	-	P
Fitness Center ( <i>See Recreational Facilities in Section 1-007</i> )	P	P	P	-	P
Health/Recreation Facility ( <i>See Recreational Facilities in Section 1-007</i> )	P	P	P	-	P
Park (principal use) ( <i>See Recreational Facilities in Section 1-007</i> )	S	S	S	S	P
Park (accessory use) ( <i>See Recreational Facilities in Section 1-007</i> )	P	P	P	P	P
Playground ( <i>See Recreational Facilities in Section 1-007</i> )	S	S	S	S	P
Seasonal Recreational Facility ( <i>See Recreational Facilities in Section 1-007</i> )	S	S	S	S	P
Skateboard Park ( <i>See Recreational Facilities in Section 1-007</i> )	S	S	S	S	P
Sport Playing Field ( <i>See Recreational Facilities in Section 1-007</i> )	S	S	S	S	P
Sport Recreation Facility ( <i>See Recreational Facilities in Section 1-007</i> )	S	S	S	S	P
<b>Institutional:</b>					
Adult Day Care Home ( <i>See Adult Day Care Facilities in Section 1-007</i> )	-	-	-	P	-
Adult Group Day Care Home ( <i>See Adult Day Care Facilities in Section 1-007</i> )	-	-	-	SA	-
Adult Day Care Center ( <i>See Adult Day Care Facilities in Section 1-007</i> )	S	S	S	-	P
Child Day Care Center ( <i>See Child Day Care Facilities in Section 1-007</i> )	S	S	S	-	P
Child Family Day Care Home ( <i>See Child Day Care Facilities in Section 1-007</i> )	-	-	-	P	-
Child Group Day Care Home ( <i>See Child Day Care Facilities in Section 1-007</i> )	-	-	-	S	-
Child Nursery Care ( <i>See Child Day Care Facilities in Section 1-007</i> )	P	P	P	P	P

Cultural Facilities (See Cultural Establishments in Section 1-007)	P	P	P	S	P
Use <i>P – Permitted Principal Use</i> <i>S – Permitted Use after Special Approval</i> <i>W – Permitted Use after Receiving a Determination of Compliance with Wellhead Protection</i> <i>SA – Special Accommodation Use</i>	TC - General	TC - Light	TC - Waterfront	TC - Mixed Residential	TC - Civic
Educational Facilities (See Educational Facilities in Section 1-007)	P	P	P	S	P
Elder Care Facilities with the exception of Assisted and Independent Living Facilities (See Elder Care Facilities in Section 1-007)	S	S	S	-	P
Assisted and Independent Living Facilities (See Elder Care Facilities in Section 1-007)	P	P	P	P	P
Foster Care Facilities with the exception of Adult Foster Care Medium Group Homes and Adult Foster Care Group Centers (See Foster Care Facilities in Section 1-007)	P	P	P	P	P
Adult Foster Care Medium Group Homes and Adult Foster Care Group Centers (See Foster Care Facilities in Section 1-007)	SA	SA	SA	SA	SA
Governmental Facilities (See Governmental Facilities in Section 1-007)	-	-	-	-	P
Community Institution (See Institutional Facilities in Section 1-007)	P	P	P	-	P
Family Crisis Shelter (See Institutional Facilities in Section 1-007)	S	S	S	-	P
Private Club (See Institutional Facilities in Section 1-007)	P	P	P	-	-
Public Utility Facilities, Neighborhood and Public Utility Hardware (See Public Utility in Section 1-007)	P	P	P	P	P
Religious Facilities (See Religious Facilities in Section 1-007)	S	S	S	S	-
Technological Establishments (See Technological Establishments in Section 1-007)	P	P	P	-	P
Residential:					
Detached, Duplex, Flat, and Single-Family Dwellings (See Dwellings, Single-Family Duplex in Section 1-007)	-	-	-	P	-
Attached Single-Family Dwellings (See Dwellings, Single-Family Duplex in Section 1-007)	-	-	S	P	-
Multiple-Family Dwellings (First Floor) (See Dwellings, Multiple-Family in Section 1-007)	-	-	-	P	-
Multiple-Family Dwellings (Upper Floors) (See Dwellings, Multiple-Family in Section 1-007)	P	P	P	P	-
Other:					
Daily commercial outdoor sales and display (accessory only)	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	-	P <sup>6</sup>

Overnight commercial outdoor sales, display, or storage (accessory only)	S <sup>7</sup>	S <sup>7</sup>	S <sup>7</sup>	-	P <sup>7</sup>
<b>Use</b> <i>P – Permitted Principal Use</i> <i>S – Permitted Use after Special Approval</i> <i>W – Permitted Use after Receiving a Determination of Compliance with Wellhead Protection</i> <i>SA – Special Accommodation Use</i>	<b>TC - General</b>	<b>TC - Light</b>	<b>TC - Waterfront</b>	<b>TC - Mixed Residential</b>	<b>TC - Civic</b>
Off-street parking as a principal use, including parking decks ( <i>See Parking Facilities in Section 1-007</i> )	S	S	S	-	P
Permitted uses exceeding 50,000 sq ft. of ground floor area.	S	S	S	-	-

### C. Footnotes Governing Permitted Uses.

- (1) Commercial Storage Establishments shall not be the only principal use of a property. Commercial Storage Establishments shall not abut any rights-of-way on the first floor of any building. Commercial Storage Establishments shall only have entrances from the rear of the building.
- (2) No hotel or motel lodging rooms shall be permitted on the ground floor.
- (3) All doors intended to allow vehicles access inside of a building shall be to the rear of the building.
- (4) Carryout Windows shall provide sufficient space to allow for waiting customers without obstructing vehicular access to the site or pedestrian activity along the right-of-way.
- (5) Accessory outdoor seating areas must meet the following requirements:
  - (A) Shall be shown on an approved site plan.
  - (B) Outdoor dining furnishings shall be removed during periods of seasonal closure.
  - (C) Outdoor seating shall be located in a manner to maintain a minimum pathway width of five (5) ft., clear of structures such as light poles, trees, and hydrants, along the sidewalk so as not to interfere with pedestrian traffic. Outdoor dining areas may be either curbside or adjacent to the building front provided that the location change allows an appropriate walking path alignment with neighboring properties as determined by the Township.
  - (D) When located in the right-of-way, outdoor seating areas shall require approval from Road Commission of Oakland County or the Michigan Department of Transportation.
  - (E) Chairs and tables shall be of quality durable material such as metal, wood, concrete, or high-density polyethylene plastic lumber.

- (F) Outdoor seating areas shall be maintained in a clean and sanitary condition. Waste receptacles shall be provided and maintained in instances where wait staff does not clear all tables.
- (G) The boundaries of outdoor service areas shall be well-defined. This may be accomplished by the use of planters, railings, or walls.
- (H) Additional amplification beyond the levels permitted in **Section 2-206** is prohibited without approval of the Planning Commission.
- (I) The Planning Commission retains the right to revoke outdoor seating approval if all requirements of this section have not been met, or if the operation of such areas are found by the Township to be dangerous or otherwise detrimental to surrounding uses or pedestrian or vehicular traffic. When considering the revocation of an approval for an accessory outdoor seating area, the Planning Commission is to hold a hearing to consider revocation of the approval in accordance with the administrative guidelines for the revocation of licenses established in the **Waterford Code of Ordinances, Licenses and Miscellaneous Business Regulations**.

(6) Daily commercial outdoor sales and display shall be shown on an approved site plan and meet the following requirements:

- (A) Items sold shall be accessory to the principal use.
- (B) If located in the right-of-way, approval from Road Commission of Oakland County or the Michigan Department of Transportation shall be required.
- (C) Be arranged and constructed so as not to pose a hazard to pedestrians and to minimize risk of fire hazard.
- (D) Outdoor storage, sales, or display is restricted to areas shown on an approved site plan.
- (E) Display or storage areas shall also maintain adequate clear area for safe pedestrian circulation along the sidewalk in front of the building, which shall be no less than three (3) ft. wide; provided, however, that the width of the clear area shall in all events meet all applicable state and federal regulations and building codes, including all barrier-free and ADA requirements.
- (F) Display or storage areas shall not exceed ten percent of the gross floor area of the principal building, or that portion of the building occupied by the business, or 400 sq ft., whichever is greater.

(7) All retail businesses shall be conducted within a completely enclosed building; provided, however, that a site plan may be approved by the Planning Commission for accessory overnight commercial outdoor sales, display, or storage subject to **Section 4-004**, site plan approval, and the following requirements:

- (A) All storage uses must be fully screened in accordance with **Section 2-207**.
- (B) Items sold shall:

- (i) Be accessory to the principal use.
- (ii) Be located on a durable and clean surface and shall be graded and drained to dispose of all surface water.
- (iii) Be arranged and constructed so as not to pose a hazard to pedestrians and to minimize risk of fire hazard.

(C) Propane tanks, temporary storage lockers, and similar such outdoor storage shall only be permitted behind the principal building on the approved site plan. Donation bins are prohibited.

(D) Display or storage areas shall also maintain adequate clear area for safe pedestrian circulation along the sidewalk in front of the building, which shall be no less than three (3) ft. wide; provided, however, that the width of the clear area shall in all events meet all applicable state and federal regulations and building codes, including all barrier-free and ADA requirements.

(E) All structures associated with temporary outdoor display shall be temporary and removed at the end of the season for storage indoors.

### 3-710.5. DESIGN

#### A. Table of Height Regulations.

	TC General		TC Light		TC Waterfront		TC Mixed-Residential		TC Civic	
<b>Minimum</b>	2 stories	32 ft.	-		-	-	-		-	-
<b>Maximum</b>	4 stories	64 ft.	3 stories	36 ft.	5 stories	60 ft.	2.5 stories/ 4 stories (on properties 2 acres or larger)	30 ft./ 50 ft. (on properties 2 acres or larger)	4 stories	64 ft.
<b>Ultimate Building Height (with bonus incentives)</b>	6 stories	96 ft.	5 stories	60 ft.	-	-	-		-	-

## B. Siting.

- (1) **Corner Lots.** Corner lots shall have a front lot line along all applicable rights-of-way.
- (2) **Accessory Structures.** Accessory structures shall be to the rear of the principal building.
- (3) **Table of Siting Regulations** (*Please also refer to [Figure VII-73](#) and [Figure VII-74](#) in **ARTICLE VII**.*)

	TC General	TC Light	TC Waterfront	TC Mixed-Residential	TC Civic
<b>Maximum Front Yard Setback</b>	0 - 5 ft.	0 - 5 ft.	0 - 5 ft. from the street side	Average of both existing structures to the left and right of the subject lot <sup>1</sup>	-
<b>Frontage Build-To (min.)<sup>2,3</sup></b>	75%	60%	40%	-	-
<b>Frontage Parking Setback</b>	30 ft.	15 ft.	5 ft.	-	-
<b>Side Setbacks (min.)<sup>3</sup></b>	0 ft.	0 ft.	0 ft.	5 ft.	-
<b>Rear Setbacks with publicly accessible walkway, alley, or 6 ft. masonry screening wall (residential only) (min.)<sup>3</sup></b>	0 ft.	5 ft.	20 ft. from the lakeside <sup>4</sup>	10 ft.	-
<b>Rear Setbacks without publicly accessible walkway or alley (min.)<sup>3</sup></b>	12 ft.	17 ft.	35 ft. from the lakeside <sup>4</sup>	20 ft.	-
<b>Abutting single-family detached setback (side or rear)</b>	20 ft.	20 ft.	20 ft.	-	20 ft.
<b>Minimum distance between detached principal buildings within a single lot</b>	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
<b>Maximum residential structures on a lot</b>	-	-	-	One per half acre with a minimum of two	N/A
<b>Maximum dwellings units per gross acre</b>	-	-	-	16 dwelling units	N/A
<b>Ultimate dwellings units per gross acre (with bonus incentives)</b>	-	-	-	18 dwelling units	N/A
<b>Ground Floor Fenestration</b>	40 - 90%	25 - 90%	25 – 90%	-	-
<b>Upper Floors Fenestration</b>	25 - 70%	25 – 70%	25 – 70%	-	-

### **C. Footnotes Governing Siting Requirements:**

- (1) In instances where there is only one immediately adjacent existing structure, proposed structures shall meet the setback of the existing structure. In instances where there are no immediately adjacent existing structures, the minimum setback shall be twenty (20) ft.
- (2) The Zoning Official may permit accessible amenities including, but not limited to, park space, permitted outdoor sales and display, seating, outdoor dining areas, or public art to count towards the frontage build-to percentage.
- (3) Clear Vision Areas shall be subject to the jurisdiction of the Road Commission for Oakland County and/or the Michigan Department of Transportation, regardless of any contrary provisions in the Clear Vision Areas ordinance under [\*\*Section 2-403\*\*](#).
- (4) Rear Setbacks applicable to the Towne Center Waterfront District shall apply regardless of any contrary provisions in the Natural Features Preservation ordinance under [\*\*Section 2-213\*\*](#) Where dimensional standards for rear setbacks differ, the regulations outlined in [\*\*Section 3-710.5\*\*](#) shall take precedence.

### **D. Architectural elements.** All applicable developments in the Towne Center-General, Towne Center-Light, and Towne Center-Waterfront zoning districts shall meet the following requirements (*Please also refer to [\*\*Figure VII-75\*\*](#) in **ARTICLE VII**:*)

- (1) **Fenestration.**
  - (A) Fenestration shall be measured as a percentage of openings per total wall area. The fenestration requirements in [\*\*Section 3-710.5.B\*\*](#) apply to all façades abutting a right-of-way.
  - (B) Blank walls exceeding twenty-five (25) linear ft. are prohibited on all façades requiring fenestration below the fourth story.
  - (C) At least one functioning entrance shall be provided along each ground floor façade at intervals not greater than fifty (50) ft., unless otherwise specified.
  - (D) Heavily-tinted (darker than seventy (70) percent Visible Light Transmission) and mirrored glass windows are prohibited on the ground floor.
  - (E) Ground floor windows shall be a minimum of two feet above grade.
- (2) **Cornices.**
  - (A) All buildings shall have a prominent and well-defined cornice or fascia at the roofline that visually caps the building, giving the building a finished appearance.
  - (B) All buildings three stories or greater shall also have a prominent and well-defined cornice or fascia on the façade where the ground floor meets the upper floors in order to promote a human-scaled aesthetic.

**(3) Projections.** Any projections permitted by the Zoning Ordinance shall not encroach into any public rights-of-way without prior approval from the authorizing agency.

**(A) Balconies.**

(i) Balconies shall not be located within five (5) ft. of any common lot line with an adjacent property.

**(B) Awnings.**

(i) Awnings may project over a sidewalk; however, there must be a minimum of eight (8) ft. clearance provided from the sidewalk. Awnings must not interfere with street trees.

**(C) Stoop/front porch.**

(i) Any building with a residential use on the ground floor shall include a stoop or porch at all entrances adjacent to a right-of-way.

(ii) All porches and stoops shall have a minimum depth of four (4) ft. and a minimum width of six (6) ft.

**(D) Signage.** Projecting blade signs are permitted but must provide a minimum of (eight) 8 ft. of clearance from the sidewalk. See [\*\*Section 3-710.5.E\*\*](#) for more on signs.

**(E) Bay windows.** Bay windows shall project no more than thirty-six (36) in. outside the building envelope. Ground-floor bay windows may not project into the right-of-way.

**(F) ADA ramps.** Ramps to improve accessibility to front porches and stoops are permitted to encroach into the front yard setback and shall be built to ADA specifications.

**(4) Lighting.** In addition to the requirements put forth in [\*\*Section 2-201\*\*](#), with the exception of the Towne Center Mixed-Residential zoning district, the following lighting standards must be adhered to:

(A) All exterior lighting must incorporate decorative design elements and be constructed from high-quality materials such as cast aluminum, stainless steel, or copper. The use of plastic fixtures other than the shield is prohibited.

(B) Painted light fixtures must feature a powder-coated finish in matte black, bronze, or dark green to maintain a uniform, upscale appearance and ensure consistency with the intended aesthetic of the District.

(C) Each building entrance must be equipped with an exterior light fixture.

(D) Parking lots shall be adequately lit.

**(5) Building materials.** Natural or durable materials such as brick, stone, marble, or other masonry materials convey durability, timelessness, and continuity in a way that is immediately relatable. Masonry, in particular, offers a familiar size and

texture that aligns with the human scale, enhancing the pedestrian experience. These materials also help define a building's overall scale and visual impact.

- (A) All exterior surfaces visible from a street, alley, or parking lot must present an attractive appearance. Both street-facing façades on a corner building shall be treated as front façades with generally the same architectural detail.
- (B) All building façades abutting right-of-way shall consist of a Primary Building Material that comprises a minimum of forty five (45) percent of the total façade, and a Secondary Building Material that comprises a minimum of twenty (20) percent of the total façade. Secondary Building Materials may include a Trim Detail that does not exceed five (5) percent of the total façade.
- (C) Metal and architectural cast foam may be used for building accents or architectural detailing.
- (D) EIFS and pre-cast panels may be used on the second floor and above.
- (E) Vinyl, metal siding, and T1-11 are prohibited as exterior materials, unless for a specialized application approved by the Planning Commission.
- (F) Wall area calculations are exclusive of windows and doors.
- (G) Building materials shall not match in color with the nearest neighboring building within the first one-hundred (100) ft. on both sides of the principal building.

## **E. Signs**

### **(1) General requirements.**

- (A) All signs shall also comply with the general sign requirements in **DIVISION 2-5** unless otherwise noted.
- (B) Roof signs and projecting signs may be used in the Drayton Plains Central Business District.
- (C) Every sign shall be part of the architectural concept. Size, color, lettering, logo, graphics, location, materials, and arrangement shall be harmonious with the building design and its surroundings.
- (D) All signs shall be rigid and constructed of durable materials capable of resisting the deleterious effects of weather exposure. Plywood, fiberglass, plastic sheeting, EFIS, vinyl tarp banners, or similar materials are prohibited.
- (E) Address numbers shall be a minimum of four (4) in. and a maximum of eight (8) in. in vertical dimension with a minimum of a half in. stroke width and should be separate from the main signage. Phone numbers and other secondary text such as "dine-in or carry-out" are discouraged, as they serve limited useful communication purposes and unnecessarily contribute to visual clutter.
- (F) Signs may be illuminated internally or externally, provided that the lighting is integrated into the overall sign design and evaluated in

accordance with the standards set forth in this Article. Exposed light sources, including visible bulbs or fixtures, are prohibited, except for neon signs or signs designed to resemble neon.

- (G) Businesses with service entrances may identify these with one (1) sign not exceeding two (2) sq ft.
- (H) Temporary banners shall be regulated per the provisions of the sign requirements in the Zoning Ordinance of Waterford Township **DIVISION 2-5**.

**(2) Wall, Window, and Awning Signs.**

- (A) **Sign Zones.** All wall signs shall be located within a single, external, zone along the façade(s) of a building, provided that it shall be a maximum of four (4) ft. in vertical dimension on the ground floor and two (2) ft. in vertical dimension on any upper floor(s) by any horizontal dimension. The sign zone may contain multiple individual signs.
  - (i) The placement of the sign zone on buildings with multiple tenants shall be consistent across the entire width of the building.
- (B) Awnings may be stenciled with signage.
- (C) Permanent window or door signs/graphics (stenciled, etched, silk screened, hand painted, vinyl letters/images, or similar) are permitted provided such signs do not cover more than thirty (30) percent of any window.
- (D) All wall, window, door, and awning signage shall not collectively exceed thirty (30) percent of the total area of that wall.
- (E) Approval by the Zoning Official is required for all permanent wall, window, door, and awning signage or façade treatment.
- (F) In the interest of artistic expression, window visibility may be fully obstructed only when utilized for public art installations or displays. Displays must be physical, three-dimensional installations. Windows shall not be obstructed through painted or flat coverings.

**(3) Ground signs.** All ground signs shall meet the following requirements:

- (A) Ground signs are prohibited on properties with less than 150 ft. of frontage.
- (B) All ground signs shall meet all applicable requirements in **Section 2-508**.
- (C) Shall not exceed ten (10) ft. in height and 150 sq ft. in total area, including the base, frame, and architectural features.
- (D) The predominant color of the ground sign shall match the primary, secondary, or trim material found in the principal building or be architecturally compatible in style and material with respect to the base, frame, background or other architectural feature.

- (i) Alternative materials that are visually similar to a material used in the principal building, such as synthetic wood, may be approved by the Zoning Official.
- (ii) EIFS and T1-11 shall not be acceptable materials for ground signs.
- (iii) Sign message boards, when included, are not required to be compatible with a material used in the principal building.

(A) **Directional signs.** One directional sign may be placed near each approved point of ingress and egress, provided it is located so as not to be a visual obstruction to vehicular and non-motorized traffic. Directional signs shall not exceed four (4) sq ft. in area, shall not exceed four (4) ft. in height, and shall be setback at least fifteen (10) ft. from any public or private right-of-way. Directional signs may be approved by the Zoning Official if they meet the requirements of the sign ordinance, general requirements for the District, and are determined to be necessary to aid the public in navigation and use of the property or zoning district in question. Directional signs shall be crashworthy, in that they are constructed to safely break away or minimize harm during a vehicle collision. Freestanding directional signs shall comply with the Clear Vision Area requirements outlined in [\*\*Section 2-403\*\*](#). The use of freestanding directional signs is discouraged; preference shall be given to directional signage affixed to buildings or structures.

(4) **Projecting signs.** Signs which project outward from the face of the building shall meet the following requirements:

- (A) Text, logos, graphics, and features shall not be raised or routed from the background by more than two (2) in.
- (B) Text shall be of a contrasting color from the background.
- (C) Shall be framed by a finished edge.
- (D) Shall not be an electronic sign.
- (E) Based on the sign type and orientation, each projecting sign shall meet the following standards:
  - (i) **Pedestrian level projecting signs** or canopy signs shall:
    - (1) Be mounted perpendicular (90 degrees) to the building façade.
    - (2) Be located entirely between twelve (12) and eight (8) ft. above the pedestrian walkway. Shall not project above the roof line.
    - (3) Be securely mounted using ornamental brackets attached to either the building façade or from permanent overhanging canopies. Chain or hinge mounting is prohibited. If wall mounted, the sign shall be located a maximum of six (6) in. from the wall.
    - (4) Be double sided, having text or images on two sides.

(5) Not exceed six (6) sq ft. per side not including the brackets.

(ii) **Upper-level projecting signs** shall:

- (1) Be mounted perpendicular (90 degrees) to the building façade.
- (2) Be located entirely between twelve (12) ft. and the uppermost point of the building façade. Shall not project above the roof line.
- (3) Be securely mounted to the building façade.
- (4) Be double sided, having text on two sides.
- (5) Be located a maximum of one (1) ft. from the wall.
- (6) Not exceed two (2) ft. in width or six (6) ft. in height.
- (7) Not be wider than it is tall.

(iii) **Roof Signs** shall:

- (1) Not project below the roof line.
- (2) Not exceed thirty-two (32) sq ft.
- (3) Not be more than twice as tall as it is wide.
- (4) Not be an electronic sign.
- (5) Be securely mounted to the building roof.
- (6) Be located a maximum of two (2) ft. from the roof line or highest edge of the immediately adjacent façade of the principal building.
- (7) Not hang over the building façade.

(5) **Wall art.** In the interest of artistic expression, the installation of art pieces, murals, posters, or paintings on the exterior of a building may be allowed at the discretion of the Zoning Official. Discretion is based on the goal of permitting such art installations to beautify the community with a wide variety of quality art projects. However, if such an installation is primarily for the purpose of advertising a particular brand or business, then it shall be treated as commercial signage and subject to the requirements of this section. Wall art shall be located on the side or rear walls of a principal building.

## **F. Parking and Loading.**

(1) **Purpose and Intent.** Parking and loading requirements must be tailored to their distinct historic environment. As this is the one major neighborhood in Waterford Township that predates the automobile, alternative methods of transportation should be encouraged. The natural flow of foot traffic can significantly benefit business in a mixed-use pedestrian-oriented environment, where establishments thrive most just from direct customers but also unintentional passersby, leading to greater overall success in a thriving local economy. Shared parking creates an opportunity for businesses to collaborate and maximize their available building space, reducing the need for excessive surface parking and improving the overall aesthetic and functionality of the district.

In addition to accommodating these transportation choices, the intent of the parking standards is to streamline the development process and reduce barriers for business owners. By fostering a more business-friendly environment, the goal is to encourage investment in the district. Excessive or rigid parking requirements can often hinder development and increase costs, which could dissuade businesses from establishing themselves in the area.

Furthermore, the free market should have the flexibility to dictate parking solutions. If a business proves popular and attracts high volumes of customers, it should be the responsibility of that business to provide or facilitate parking accommodations to support their success. Encouraging businesses to assess and address their own parking needs will allow for a more dynamic and responsive approach, ensuring that the market can adapt to changing demands. This ordinance aims to reduce unnecessary bureaucratic hurdles and provide businesses with the flexibility to thrive in the Towne Center zoning districts.

## **(2) Parking Requirements.**

<b>Use</b>	<b>Requirement</b>
Office, Service, and Retail	3 / 1,000 sq ft.
Ultimate Office, Service, and Retail <sup>1</sup>	2.75 / 1,000 sq ft.
Restaurant	5 / 1,000 sq ft.
Ultimate Restaurant <sup>1</sup>	4.75 / 1,000 sq ft.
Hotel/Motel	1 / room
Residential	1.25 / dwelling unit

<sup>1</sup>Parking requirements for Office, Service, Retail, and Restaurant may be reduced using Bonus Elements in accordance with [\*\*Section 3-710.5.J.\*\*](#)

## **(3) Parking requirement considerations.**

(A) **Shared parking.** Parking requirements may be met through a shared parking arrangement with an adjacent property owner who has surplus parking capacity. All shared parking must be located within 600 feet of the use it serves. A recorded easement ensuring continued access, use, and maintenance of the shared parking area shall be filed with the Oakland County Register of Deeds, and a copy shall be submitted to the Township. Both the grantor and grantee of the easement must remain in compliance with the parking standards outlined in this Section.

Cross-access agreements are required between immediately adjacent properties to enable shared driveways and internal circulation, reduce the number of curb cuts, and enhance traffic flow and safety.

**Mixed-use.** In a mixed-use project, the Zoning Official may reduce parking requirements by taking into consideration the proposed land use,

peak parking usage periods, and the Institute of Transportation Engineers (ITE) parking generation rates manual. However, the Zoning Official may not reduce these requirements more than the following:

- (i) Ten (10) percent reduction for a mixed-use project composed of residential with service, retail, or restaurant uses.
- (ii) Twenty (20) percent reduction for a mixed-use project composed of residential with office uses.

(B) **Reductions.** Through site plan review, the Planning Commission may reduce the parking requirement when the applicant can demonstrate, based on supporting documentation provided by the applicant, the parking need for that particular use is less than required by this Ordinance or valet services to a satellite parking lot will be required.

(C) **Electric Vehicle Charging Stations.** Electric vehicle charging stations shall only be permitted as an accessory use in all parking lots. Parking requirements may be met through spaces dedicated to electric vehicle charging stations.

(4) **Parking exemption.** The standards described above do not apply for uses within the Parking Exemption area (*Please also refer to Map VII-2 in ARTICLE VII*). While no parking is specifically required for these developments within the Public Exemption area, new projects are encouraged to supply parking if feasible for their anticipated demand.

(5) **Parking lot screening.** See [Section 3-710.5.I.\(4\)](#).

(6) **Loading.** Developments with over 10,000 square feet of non-residential floor area shall provide at least 1 off-street loading space, unless waived by the Planning Commission due to site constraints or operational needs and shall meet the following location and screening requirements:

- (A) Loading areas shall be located to the rear or side of the building and shall not face public streets.
- (B) All loading areas shall be screened from public view using walls, fences, or landscaping.
- (C) Shared loading zones may be approved to meet this requirement where multiple buildings or uses can coordinate deliveries. A recorded easement ensuring continued access, use, and maintenance of the shared loading zone shall be filed with the Oakland County Register of Deeds, and a copy shall be submitted to the Township.

## **G. Parking structure design.**

(1) **Purpose and Intent.** To minimize the visual impact of structured parking decks on the public realm, mitigate nuisances including noise and light, and design

decks to be visually compatible with the character of the surrounding development.

(2) **Mixed-Use.** To promote mixed-use development, parking structures may integrate commercial, residential, and other permitted uses, provided that they comply with the design standards outlined in this ordinance.

(3) **Design standards.**

- (A) Spandrel panels or opaque architectural wall systems, a minimum of forty-two (42) in. high, shall be required to screen the view of parked cars and car headlights from the opposite side of the street.
- (B) For all exposed, above-grade parking structures on side streets and alleys, at least fifty (50) percent of the ground floor level must be covered by an architectural screen.
- (C) Parking decks exposed to view shall be subject to the same standards as buildings in terms of massing, form, and building character.
- (D) The use of raw or unfinished concrete as an exterior finish material is prohibited.

**H. Services.**

- (1) Service and utility hookups visible from the primary street frontage shall be painted to integrate with the façade.
- (2) All dumpster enclosures must comply with [\*\*Section 2-802.3.\*\*](#)
- (3) All trashcan bins must be screened from the street level and the screening shall be integrated into the architectural design of the building.
- (4) The shared use of dumpsters is encouraged to minimize visual clutter and improve site aesthetics.
- (5) All roof-mounted equipment shall be screened by parapet walls or a pitched roof of sufficient height to screen rooftop equipment view from the street level, and the screening shall be integrated into the architectural design of the building.

**I. Screening and Landscaping.**

- (1) **Purpose and Intent.** The landscaping initiative enhances the visual appeal of the Township while promoting responsible land use and resource conservation to ensure long-term community resilience and economic stability of the area. Landscaping Best Management Practices (BMPs) are encouraged to reduce maintenance costs and improve both the pedestrian and vehicular experience. These elements shall be integrated into site plans not only as regulatory requirements, but as purposeful design features that contribute to property value, environmental performance, and the overall quality of life within the community

(2) **Applicability.** The following developments shall comply with the landscape requirements in this Article:

- (A) New construction on any property requiring Site Plan approval.
- (B) Building additions on any property requiring Site Plan approval.
- (C) Residential Dwellings with one (1) to four (4) units shall only be subject to the requirements of [\*\*Section 3-302.8.\*\*](#)
- (D) The Planning Commission may grant a special exception allowing for a reduction or waiver in the landscape area and/or landscape material required under this subsection, but only if such landscaping or screening would serve no useful purpose or would entail substantial noneconomic hardship for the developer relative to achieving the benefits and objectives stated in this subsection.

(3) **Street Trees Along the Right-of-Way Requirements**

- (B) A minimum of one tree with a trunk caliper of at least two and one-half (2.5) inches shall be planted along the right-of-way for each lot, based on the lot's linear frontage.

<b>Lineal Frontage</b>	<b>Trees Required Along ROW</b>
Less than 70 ft.	1
70-104 ft.	2
105-139 ft.	3
140-174 ft.	4
175 ft. or greater	5

- (C) Tree placement shall adhere to species-appropriate spacing requirements and shall include adequate parkway or lawn width between the curb and sidewalk to support healthy growth. Placement shall ensure trees do not obstruct visibility, interfere with utilities, or impede pedestrian circulation.

<b>Tree Species Type</b>	<b>Tree Height</b>	<b>Recommended Distance Between Trees</b>	<b>Required Lawn Width</b>
Small Tree ( <i>Deciduous Subcanopy</i> )	Up to 20 ft.	20 ft.	4-6 ft.
Medium Tree ( <i>Deciduous Canopy and Subcanopy</i> )	20-40 ft.	30 ft.	6-10 ft.
Large Tree ( <i>Deciduous Canopy</i> )	Greater than 40 ft.	35 ft.	Greater than 10 ft.

- (D) Corner lots shall have trees planted along both streets in accordance with the above requirements for each frontage, provided that trees comply with the Clear Vision Area requirements identified in **Section 2-403**.
- (E) Trees shall not be planted closer than 15 feet from any driveway.
- (F) Distances between large deciduous canopy trees and curbs or sidewalks shall be at least five (5) feet.
- (G) If subcanopy trees are to be used as street trees for tight plantings areas and under utility lines, only use species/varieties which can be attractively pruned per township standards (a minimum ground clearance of 15 ft. on the street side and 8 ft. on the non-street side).
- (H) Existing street trees may be counted towards street tree requirements when stated and shown on the Site Plan.
- (I) Street trees shall be planted in the right-of-way between the property line and the street unless the applicant can demonstrate why this is not practical and shows an alternative on the Site Plan. The alternative will be reviewed and may be approved by the Planning Commission.
- (J) Street tree Wells must meet the following requirements:
  - (i) Be made of concrete or brick.
  - (ii) Shall be crashworthy, in that they are constructed to safely break away or minimize harm during a vehicle collision.
  - (iii) Be planted in accordance with MISS DIG and avoid impacts with existing utilities.
  - (iv) Trees planted within the public right-of-way shall be subject to the jurisdiction of the Road Commission for Oakland County and/or the Michigan Department of Transportation, which shall retain the authority to maintain or remove such trees as deemed necessary for public safety, infrastructure maintenance, or operational needs.
  - (v) Appropriate species are selected to minimize damage to infrastructure
  - (vi) Appropriately sized to match tree species planted.
  - (vii) Appropriate tree root barriers may be required to be installed.
  - (viii) Be irrigated with drip irrigation bubbles until tree is established.
  - (ix) Be planted in raised beds or frames.
  - (x) Be maintained by the adjacent property owner.
  - (xi) Allow for adequate drainage.
- (K) **Species.** Species shall be listed in **Section 2-802.5-8**. Alternative tree species will be reviewed and may be approved by the Planning Commission, provided they meet the following criteria:
  - (i) Are generally resistant to de-icing salts, insects, non-invasive, diseases, damage, and drought.

- (ii) Provide adequate shade and aesthetics.
- (iii) Are not anticipated to damage streets, non-motorized pathways, or utility infrastructure with their root or branch systems.
- (iv) Evergreen tree species shall not be used as street trees. Only deciduous tree species with single leaders are permitted for planting within the public right-of-way or in locations designated for street trees, in order to maintain adequate visibility, seasonal light penetration, and pedestrian and vehicular safety.
- (v) Multi-stemmed street trees are not permitted.

**(4) Parking Area Landscaping and Screening.** In addition to the requirements set forth in *Section 2-802.9.B*, shall also meet the following requirements:

- (A) All off-street parking facilities that contain more than one (1) aisle or more than twelve (12) contiguous parking spaces must satisfy a minimum of fifty (50) percent of the parking area landscaping requirements through the use of landscaped parking islands or landscaped peninsulas and
  - (i) Include at least one tree of a species appropriate for the width of the landscaped parking island or landscaped peninsula.
  - (ii) Have the following width minimums:
    - (1) Where no pedestrian pathway is provided, the minimum width shall be eleven (11) feet.
    - (2) Where a pedestrian pathway is included, the total minimum width shall be seven (7) feet, with the pedestrian pathway itself being a minimum of five (5) feet in width.
  - (iii) Shall have curbs. If the island is designed as a vegetated swale or rain garden, inlets may be constructed within the curb to allow for stormwater infiltration. Vegetated swale design shall be approved by the Township Engineer. Landscape designs shall utilize native plant materials which enhance infiltration of storm water.
  - (iv) Evergreen trees are not allowed in any parking islands.
- (B) Salt-tolerant plants material native to the state of Michigan are preferred, where applicable.
- (C) All landscaping shall be maintained in a green and growing condition, seasonal conditions considered.
- (D) A minimum three (3) ft. wide greenbelt, along with a three (3) ft. masonry knee wall or hedge, must be placed directly between any off-street parking facilities that contain more than three (3) contiguous parking spaces and any adjacent public right-of-way, excluding alleys.

**(5) Transformers/Utility Boxes/Irrigation Control Boxes.** All transformer and utility boxes shall be screened from public view in an attractive manner, but shall allow safe access to said facilities.

- (A) Size of plant materials at installation shall be of a height equal to the transformer, utility box or irrigation control box.
- (B) Screening plant material shall be evergreen or densely-branched deciduous shrubs.
- (C) A minimum of two (2) ft. separation is required between the structure and the full growth potential of plant material at maturity.
- (D) Groundcover is allowed up to the transformer pad, if it is kept below four (4) inches in height.
- (E) Doors of transformers must be accessible. No plant materials are to be placed within eight (8) ft. of the front of the doors but the doors shall be screened from view.
- (F) A detail of transformer screen plantings and locations of all transformers must be provided with the landscape plans.
- (G) Safety is the first priority when screening transformers and utility boxes. If plantings are above 2 ft. in height, they cannot be placed in the corner clearance
- (H) A solid fence may be approved if warranted by safety or site limitations.

**(6) Building Perimeter Landscaping and Amenities.** Required in instances where there is a setback of 3 ft. or greater between any building wall and abutting off-street parking facilities or rights-of-way, excluding alleys, and shall also meet the following requirements:

- (A) Shall consist of a mixture of landscaping and approved ground cover types.
- (B) Plantings shall be in the building setback when the building has a setback of three (3) ft. or greater. Plantings may be in an above grade planter box when the building is setback between three (3) to five (5) ft. from the street fronting property line.
  - (i) Landscaping, or above grade planter boxes shall comprise a minimum of 30% of the required building perimeter landscaping area and be evenly spaced.
  - (ii) All above grade planter boxes shall be rigid and constructed of durable materials capable of resisting the deleterious effects of weather exposure, such as concrete or hardwood. Plywood, fiberglass, plastic sheeting, EIFS, or similar materials are prohibited.
  - (iii) When utilizing an above grade planter box to meet the building perimeter landscaping requirements, ground cover may not be required.

- (iv) Landscaping or above grade planter boxes may be reduced up to 10% at the discretion of the Zoning Official with the addition of accessible amenities including, but not limited to, sidewalks, permitted outdoor sales and display, seating, or freestanding public art.
- (v) If installing landscaping or other amenities would reduce the sidewalk width to less than 3 feet between a building wall and adjacent off-street parking facility, the Zoning Official may waive the landscaping requirement and allow pedestrian amenities instead.

(C) Street trees may count towards both street tree and building perimeter landscaping requirements, at the discretion of the Zoning Official.

**(7) Tree and Ground Cover Type Requirements.**

(A) Minimum Size at Planting

Plant Material	Minimum Plant Size	Where Measured
<b>Deciduous Trees</b>	2.5 in. caliper	6" above soil line
<b>Evergreen Trees</b>	6 ft. height	Midpoint between the uppermost whorl and tip of the leader.
<b>Shrubs</b>	24 in. height	Highest point of all canes/branches.
<b>Perennials</b>	1 gal. cont.	-

(B) **Permitted Ground Cover Types.** Native vegetation, perennial and annual flowers, mulch, rocks and stone, wood chips, and grass.

(8) **Residential Buffers.** Required when the property is located directly adjacent to the Towne Center Mixed-Residential zoning district. Buffering shall be required along all property lines separating a multifamily, non-residential use, or a mixed-use development and the Towne Center Mixed-Residential zoning district.

(A) **Buffering Options:**

- (i) **Wall**
  - (1) Minimum six (6) ft. in height.
  - (2) Solid or opaque, and constructed from the following materials: masonry, brick, vinyl, or wood.
- (ii) **Berm**
  - (1) Berm slopes shall not exceed a four-to-one (4:1) horizontal-to-vertical ratio, with a top width of at least one half (½) the berm

height, and a maximum height of three (3) ft. above the base of the berm.

- (2) Berm slopes shall be stabilized with a combination of trees, shrubs, sod or other evergreen ground covers. Tree/shrub species diversity must be maintained.
- (3) The berm shall be landscaped and maintained in a clean, orderly, and growing condition, considering seasonal circumstances.
- (4) Berms shall be constructed of loam soils with a six (6) in. top layer of topsoil and shall be free of construction materials and debris
- (5) The berm and landscaping materials shall be irrigated with an underground watering system or have an operational hose bibb within 100 ft. of the landscaping.
- (6) Plant material spacing on berms shall conform to the standards outlined in the Plant Material Spacing Chart below. Spacing requirements shall vary based on the specific plant type and the transitional relationship between adjacent plant materials, ensuring a cohesive and visually appropriate progression from one plant type to another.

Plant Material Types Spacing (on-center)		TO					
		Large Evergreen Tree	Narrow Upright Evergreen	Deciduous Canopy Tree	Deciduous Subcanopy Tree	Large Shrub	Small Shrub
FROM	<b>Large Evergreen Tree</b>	Min. 15 ft Max. 25 ft	Min. 12 ft	Min. 20 ft	Min. 15 ft	Min. 15 ft	Min. 10 ft
	<b>Narrow Upright Evergreen</b>	Min. 10 ft Max. 15 ft	Min. 2.5 ft Max. 10 ft	Min. 15 ft	Min. 10 ft	Min. 5 ft	Min. 5 ft
	<b>Deciduous Canopy Tree</b>	Min. 20 ft	Min. 15 ft.	Min. 20 ft	Min. 15 ft	Min. 7 ft	Min. 5 ft
	<b>Deciduous Subcanopy Tree</b>	Min. 15 ft	Min. 10 ft	Min. 15 ft	Min. 10 ft	Min. 7 ft	Min. 5 ft
	<b>Large Shrub (6-15+' tall)</b>	Min. 15 ft	Min. 7 ft	Min. 7 ft	Min. 7 ft	Min. 5 ft Max. 10 ft	Min. 3 ft Max. 6 ft
	<b>Small Shrub (0- 5.9' tall)</b>	Min. 10 ft	Min. 5 ft	Min. 3-5 ft	Min. 5 ft	Min. 5 ft	Min. 3 ft Max. 6 ft

**(iii) Evergreen Screen**

- (1) An evergreen screen shall consist of a row of evergreen trees, forming a complete screen as viewed from the adjacent residential property.
- (2) Evergreens shall be a minimum of five (6) ft. in height at the time of planting.

**(iv) Landscape Buffer Area**

- (1) **Size.** Shall be a minimum of twenty (20) ft. wide and shall extend along the entire property line.
- (2) **Trees.** Shall include a minimum of one (1) deciduous tree or two (2) evergreen trees per 500 sq ft. of landscape area. If the landscape buffer area is less than 500 sq ft., then one (1) tree shall be required.
- (3) **Shrubs.** Shall include a minimum of six (6) shrubs per 500 sq ft. of landscape area.

**(v) Preserved Woodlands/ Individual Trees**

- (1) Applicants shall be required to submit a tree survey, including trees with a DBH greater than six (6) inches, prepared in accordance with standards established by the Township Engineer. The survey shall include, at a minimum, a unique identification number, species, DBH, and general condition of each tree.
- (2) Shall be a minimum of twenty (20) ft. wide and shall extend along the entire property line abutting the residential property.
- (3) Require at least ninety (90) percent of existing trees six (6) in. in Diameter Breast Height (DBH) or greater to be retained. Exceptions may be considered by the Planning Commission.
- (4) Protective fencing and preservation techniques will be required for all vegetation to be saved where there is a chance that construction activities could damage it. The location of tree protection fencing and the township Protection Fencing Detail are to be shown on the Demolition/Removal Plan and Grading plans. Large masses of protected vegetation should be labeled “To be saved” on the Landscape Plan and on the Demolition/Removal Plan and Grading Plan. No grading, storage materials/equipment, or soil compaction activities shall take place within in the Tree Protective Zone/ Critical Root Zone.

**(9) Clear Vision Areas.** All landscaping and screening shall comply with the Clear Vision Area requirements put identified in [\*\*Section 2-403\*\*](#).

**(10) Additional Landscape Requirements:**

- (A) **Utilities.** No deciduous canopy tree, subcanopy tree or evergreen tree shall be planted closer than 15 lateral feet from any overhead utility wire, or closer than 10 lateral feet from any fire hydrant, catch basin or manhole. An effort should also be made to keep all trees at least 5 feet away from underground utility lines.
- (B) **Maintenance.** 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\*\*](#).
- (C) **Protection of Trees During Construction.** The Critical Root Zone (CRZ) of a tree is referred to as a tree protection zone. For every one (1) in. of Diameter Breast Height (DBH), there should be one and a half (1.5) ft.

radius of protection. Appropriate guards shall be maintained around all existing trees to be retained. Remaining trees/naturalized areas to be saved shall have sufficient room for the root structures to be maintained during construction and noted in the Site Plan design. Prior to any land disturbance or construction activity, a physical and highly visible barrier shall be installed around all trees designated for preservation. Acceptable materials for the barrier include plastic construction fencing, snow fencing, or chain-link fencing. The barrier shall be placed at the limits of the Critical Root Zone (CRZ), as determined by the preconstruction survey, and must remain in place for the duration of construction. In addition, a silt fence shall be installed along the outside perimeter of the protective barrier to control erosion and sediment. A tree protection bond shall be required as a condition of permit approval to ensure compliance with these requirements and to guarantee that preserved trees are adequately protected throughout the construction process.

- (D) **Timing of Planting.** All required plant material shall be planted and in healthy condition prior to issuance of a final Certificate of Occupancy. In the event that the development is completed during a time of year when planting is impractical, a temporary Certificate of Occupancy may be issued with a deadline for installing the required landscaping and obtaining a permanent Certificate of Occupancy. A performance guarantee in the amount of the remaining improvements may be required in conjunction with  
*Section 4-017.3.*
- (E) **Completion of Improvements.** Tree stakes, tree ties, and tree wrap shall be removed after completion of the first growing season.

- (11) **Maintenance of Landscaping and Stormwater Infrastructure.** Property owners shall take all reasonable measures to keep all landscaping alive and thriving, and shall provide the following:

- (A) **Kept neat.** All landscaping materials, manufactured materials, and Best Management Practices (BMPs) shall be kept in a neat, orderly, and thriving manner, free from debris, refuse, and weeds.
- (B) **Removal of plant material.** All diseased, unhealthy, and dead plant material shall be removed immediately and replaced. Replacement landscaping shall be installed at or as close as possible to the size of the landscaping at the time of its removal.
- (C) **Minimum height of branches over sidewalk.** A branch hanging over a public sidewalk or street shall be a minimum eight (8) ft and fifteen (15)

above grade and shall be maintained by the property owner. This maintenance shall include removal of dead branches or stubs that are, or may become, a menace to people on the public sidewalk or street.

(D) **Tree Topping.** The pruning practice known as Tree Topping is prohibited.

(E) **Tree Pollarding.** The pruning practice known as Tree Pollarding is prohibited unless otherwise approved in writing by the Township.

(F) **Not permitted on publicly owned trees:**

- (i) Wearing spurs when climbing trees, unless done by a designated Waterford Township employee or contractor.
- (ii) Wires shall not be attached to any tree unless installed by a qualified individual (ie ISA Certified Arborist) to help mitigate tree risk.
- (iii) Signs shall not be attached to any tree.

(G) **Removal.** Trees shall not be removed from the right-of-way without written permission from the Zoning Official.

**(12) Impervious Surface Maximums.**

(A) Impervious surfaces shall not exceed fifty (50) percent. The availability of new engineering techniques for stormwater control and Best Management Practices may be utilized to increase the maximum impervious surface on a zoning lot after review and approval by the Township Engineer. The Township Engineer may authorize an increase in the maximum impervious surface for a zoning lot provided that such increases shall not supersede or reduce required yard setbacks, open space, and landscape buffering, and shall conform to the Township Engineering Standards and the following limitations:

- (i) For zoning lots in the Towne Center Mixed-Residential zoning district, the impervious surface for the zoning lot shall not exceed seventy-five (75) percent of the lot area.
- (ii) For all other zoning lots, the impervious surface for the zoning lot shall not exceed ninety (90) percent of the lot area.

(B) **Required Open Space.** All areas not covered by buildings, parking areas, driveways, storage areas, walkways, pedestrian plazas, water surfaces, living vegetation including canopy trees or shrubbery, or other impervious surfaces shall be planted with allowable ground cover types.

**(13) Best Management Practices and Stormwater Management Site Design**

**Amenities.** In the interest of creating multipurpose, flexible spaces that serve both as community features and essential stormwater management, the incorporation of

Best Management Practices (BMPs) into the overall site design as functional site amenities is required.

**(A) Design standards.**

- (i) Best Management Practices shall provide both informational signage educating patrons on the BMP employed as well as an amenity in the site's design that, in the opinion of the Zoning Official, provides a benefit beyond the storage of stormwater.
- (ii) Examples of approvable amenities include:

**(1) Permanent Wet Pond:**

- (a) Fountain
- (b) Bench or benches
- (c) Walking path around or over the pond

**(2) Vegetated Swale:**

- (a) Park space
- (b) Bench or benches
- (c) Walking path around or over the pond

**(3) Rain Garden:**

- (a) Traffic calming measures
- (b) Pedestrian buffers
- (c) Bench or benches

**(4) Rooftop Gardens:**

- (a) Patio spaces
- (b) Dog runs

**(14) Pervious Durable Surfaces.** The use of pervious surfaces in site and street design mimics natural groundwater infiltration, decreases the amount of post-construction stormwater runoff, and implements low impact development.

**(A) Pervious Durable Surface Types.** The following types of pervious surfaces may be permitted, and are also considered Best Management Practices. These include, but are not limited to:

- (i) Permeable Interlocking Concrete Pavers
- (ii) Resin-Bound Paving
- (iii) Permeable Clay Brick Pavers
- (iv) Permeable Asphalt
- (v) Permeable Concrete
- (vi) Any type not listed but approved by the Township Engineer and Zoning Official.
- (vii)

**J. Bonuses.** Development in this district may incorporate “bonus elements” to be eligible for additional bonus award incentives, not to exceed the Universal Maximum for each standard.

(1) **Bonus Elements.** In order to earn points as indicated in the table below, developments shall incorporate any of the following elements. Compliance with the standards and value of points will be determined by the Zoning Official.

<i>Element</i>	<i>Points</i>
<b>Transit and Pedestrian Amenities</b> On-site public transit and pedestrian amenities, including sheltered seating or substantial rehabilitation or improvement of the streetscape. Easement must be secured	2
<b>Rehabilitation of Historic Structure</b> Significant rehabilitation of on-site historic structure(s) at least fifty (50) years old, including the maintenance of a historic façade	2
<b>Outdoor Public Art</b> Incorporation of substantial free standing public art on-site	1
<b>Sustainable Design</b> On-site provision of substantial design elements that incorporate energy-efficiency and/or green design into construction practices, building design and/or site development	1-4
LEED Certified	1
LEED Silver	2
LEED Gold	3
LEED Platinum	4
<b>Retail of Fresh Goods</b> Providing fresh meat and produce	1
<b>Cross-access</b> Shared connections between adjacent properties with cross-access easements recorded with the Oakland County Register of Deeds to ensure long-term access and maintenance between immediately adjacent properties to enable shared driveways and internal circulation, reduce the number of curb cuts, and enhance traffic flow and safety.	2

(2) **Bonus Awards.** Elements and points can be combined to determine a total sum of bonus awards as outlined below.

<i>Award</i>	<i>Points</i>
<b>One Additional Story</b> The number of additional stories shall not exceed the Ultimate Building Height as indicated in the table of height regulations in <a href="#">Section 3-710.5.A</a> .	2
<b>One Half Story</b> The half story shall be 50 percent of the buildable square footage of the top story. The number of additional stories shall not exceed the Ultimate Building Height as indicated in the table of height regulations in <a href="#">Section 3-710.5.A</a> .	1
<b>0.25 Parking Space Rate Reduction</b> Not applicable to Mixed-Use Residential, or Hotel/Motel uses. The reduction may not be reduced further than the Ultimate Parking Requirements in <a href="#">Section 3-710.5.F(2)</a> .	2
<b>One Additional Dwelling Unit Per Gross Acre</b> The number of additional dwelling units per gross acre shall not exceed the Ultimate Dwellings Units Per Gross Acre as indicated in the table of siting regulations in <a href="#">Section 3-710.5.B(3)</a> .	1

## Definitions

Black = new text

Grey = Existing text

- **Artist Workshop:** A space primarily used by an artist or group of artists for the creation, production, and occasional exhibition of visual artwork, including but not limited to painting, sculpture, photography, and similar crafts. This space may also include ancillary uses such as small-scale retail of artwork produced on-site.
- **Daily Commercial Outdoor Sales and Display (accessory only):** The outdoor display and sale of goods or merchandise that is accessory to a primary use, such as a retail or commercial establishment, where such activities occur on a daily basis.
- **Overnight Commercial Outdoor Display, Sales or Storage (accessory only):** The display, sale, or storage of goods, merchandise, or materials outside a business that continues beyond regular business hours, including overnight.
- **Carryout Window (when principal or accessory use):** A service window, typically located in a commercial or restaurant establishment, through which goods or food are provided directly to customers for off-site consumption.
- **Car Condominium:** Self-contained unit(s) designed primarily for the storage of vehicles but equipped with additional features that allow for a variety of uses beyond parking. Each unit may be utilized for purposes such as vehicle storage, maintenance, display, or as a workshop, showroom, or recreational area. Ownership and use of the unit are restricted in accordance with the terms of the applicable zoning and condominium agreements.
- **Fenestration:** Openings in the building wall, including windows, doors and open areas. When measuring fenestration, framing elements with a dimension less than one (1) inch are considered part of the opening.
- **Ground Floor:** The lowest level of a building that is at, or just above, street level.
- **Upper Floor:** Any floor in a building that is above the ground floor.
- **Cornice:** A decorative molding that crowns a building or architectural element.
- **Storefront:** A frontage type appropriate for the ground floor of commercial/retail buildings. Storefronts provide large windows with transparent views into the building interior.
- **Sign Zone:** A single, external, zone along the façade(s) of a building that all wall signs shall be located within. Sign Zones may contain multiple individual signs. A sign Zone is

a maximum of four (4) ft. in vertical dimension on the ground floor and two (2) ft. in vertical dimension on any upper floor(s) by any horizontal dimension.

- **Wall Art:** Decorative artwork, images, murals, or other artistic expressions applied or displayed on the surface of a building's exterior or interior wall.
- **Best Management Practices (BMPs):** Sustainable stormwater management strategies that utilize natural processes and systems; such as infiltration, evapotranspiration, and reuse to manage rainfall where it falls. BMPs include, but are not limited to:
  - **Rain Gardens:** also called bioretention facilities, provide stormwater treatment, water storage, and uptake with or without a surface outlet. They are best used in drainage areas and can be used in a combination with an underdrain BMP to provide extended detention for channel protection. Rain gardens are designed to reduce the stormwater flow rate, quantity, and pollutant load of runoff from impervious surfaces to manage water on-site. Rain gardens rely on plants and natural or engineered soil medium to retain stormwater and increase infiltration, while remediating and filtering pollutants carried by urban runoff. They also provide a method to reuse and optimize water, reducing the need for additional irrigation. Rain gardens decrease ambient air and water temperature to reduce the urban heat-island effect.
  - **Vegetated Swales:** Designed to convey and manage stormwater runoff, primarily from streets, and parking lots. Vegetated swales are designed to slow, filter, and infiltrate stormwater through the use of vegetation and soil, with the intent of improving water quality and reducing the volume of runoff. Unlike rain gardens, which focus on retaining water on-site, vegetated swales are primarily intended to channel stormwater flow over small drainage areas with concentrated water runoff. These swales are typically designed with a sufficient bottom slope to facilitate the conveyance of stormwater while providing filtration and infiltration through the vegetated surface.
  - **Vegetated Green Roofs:** provide stormwater treatment and water storage with a surface overflow. They are most practical for flat or slightly sloped rooftops. They provide a stormwater buffer, purify the air, reduce ambient temperature, regulate indoor temperatures, save energy, and reduce noise pollution.
  - **Tree Filter Boxes and Planter Boxes:** infiltration filters that combine BMPs with a perforated underdrain pipe, to retain and filter water. They are most often used in sidewalk medians or the center of streets via boulevards as well as in parking lot islands and peninsulas.

- **Constructed Filters:** underdrain structures or excavated areas containing a layer of sand, compost, organic material, peat, or other media that reduce pollutant levels in stormwater runoff by filtering sediments, metals, hydrocarbons, and other pollutants before the stormwater reaches the underdrain to be routed to the storm sewer system
- **Vegetated Filter Strips:** permanent, maintained strips of vegetation designed to slow runoff velocities and filter out sediment and other pollutants from stormwater. Filter strips require the presence of sheet flow across the strip, which can be achieved through the use of level spreaders. Frequently, filter strips are designed for pretreatment where runoff is directed from a parking lot into another BMP.
- **Tree Topping:** also referred to as rounding over or rounding the crown, is a tree pruning practice that involves heading back many or most large, live, branches leaving behind woody stubs without regard for tree health or structural integrity.
- **Pollarding:** Pollarding involves the systematic removal of the upper branches and stems of a tree. Deciduous trees primarily use this method to control their height and promote new growth. By cutting back the tree to a specific framework of branches, pollarding encourages dense regrowth from the cut points, resulting in a characteristic appearance with knobs at the ends of the branches.
- **Critical Root Zone:** The area of soil surrounding a tree that contains the majority of its roots necessary for stability, nutrient uptake, and overall health. The Critical Root Zone is typically defined as a circular area with a radius equal to eighteen (18) inches for every inch of the tree's diameter at breast height (DBH), measured outward from the base of the trunk. This zone must be protected during construction, grading, and other land-disturbing activities to prevent root damage that could compromise the tree's health or structural integrity.
- **Building Material:** Any substance, whether natural or manufactured, that is used in the construction, alteration, repair, or maintenance of a structure or building. This includes, but is not limited to, wood, brick, stone, concrete, glass, metal, gypsum, plastic, and composite materials.
  - **Primary Building Material:** Any material that makes up the majority of a building or structure's visible façade, including walls and structural elements.
  - **Secondary Building Material:** Any material used in addition to a primary building material that contributes to, but does not dominate, the visible façade of a building or structure, including walls and structural elements.

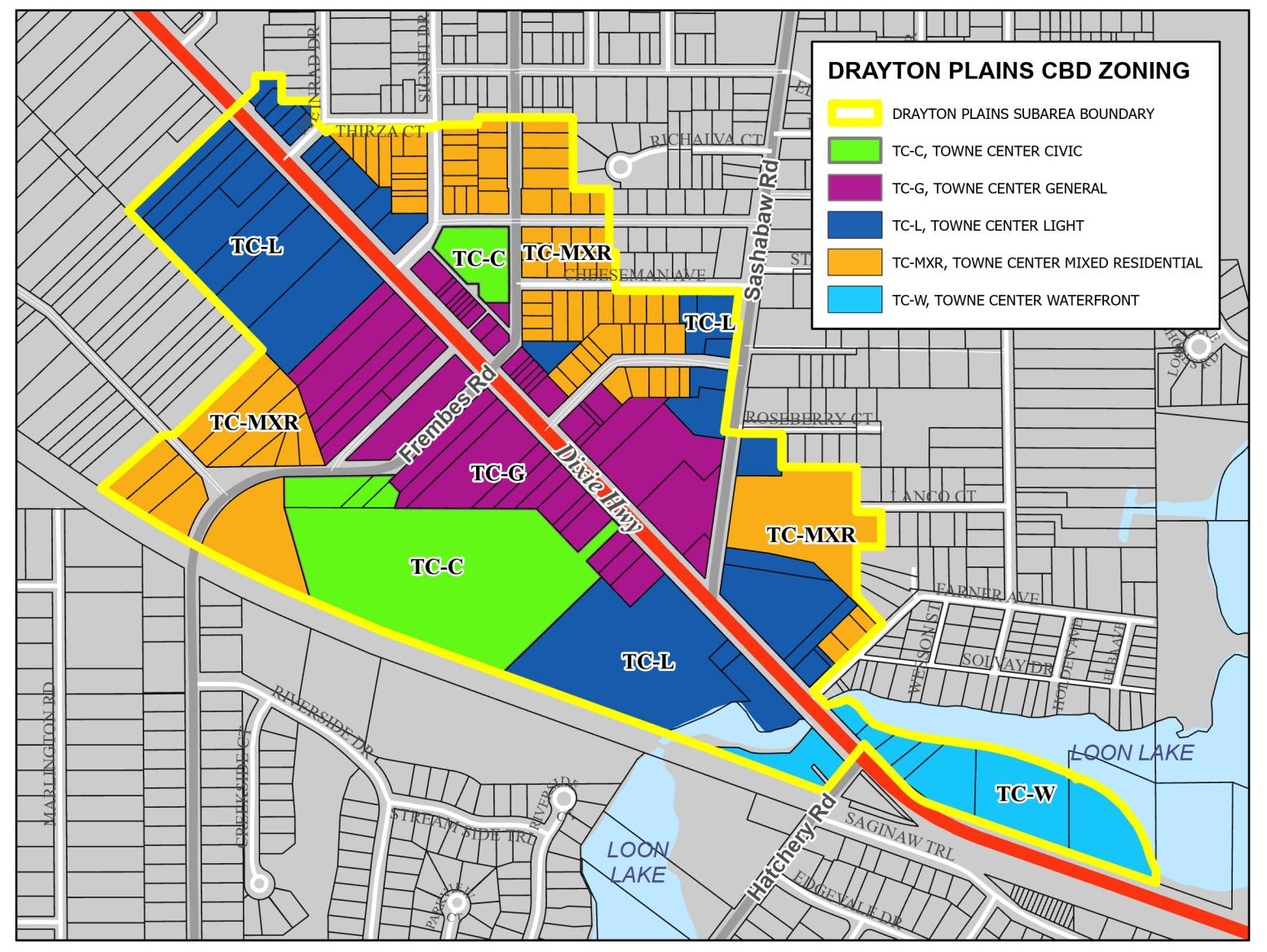
- **Architectural Detail:** A feature or element of a building that contributes to its overall architectural style, character, and visual interest. May include, but is not limited to, cornices, moldings, columns, trim, brackets, decorative panels, rooflines, and façade treatment.
- **Preliminary Plan:** A scale drawing(s) of existing or proposed land improvements for the approved concept plan or change of one or more zoning lots submitted to the Township for review and determine compliance with the requirements of this Zoning Ordinance. The preliminary plan shall be drawn on a twenty-four (24) inch by thirty-six (36) inch sheet and properly scaled within the range of one (1) inch = twenty (20) feet to one (1) inch = fifty (50) feet and shall consist of the following items of information:

**M.** Front, side, and rear elevations of all proposed buildings including details of façade material.

#### Additional Amendments

**2-501.9. Prohibited Signs.** Signs prohibited in all districts include:

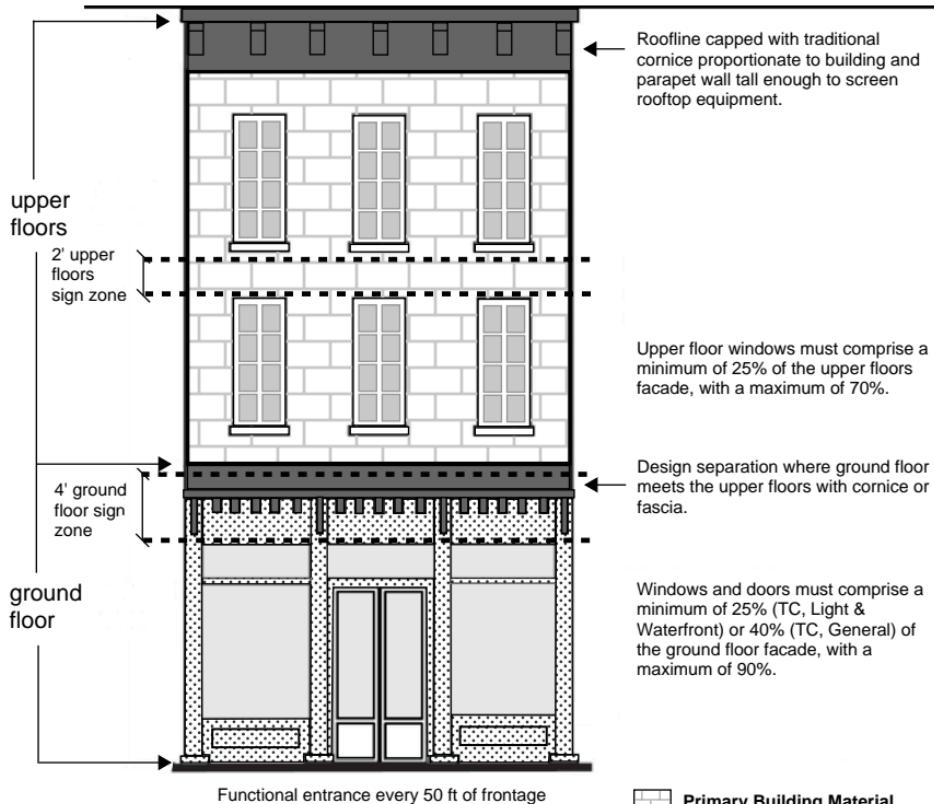
B. Projecting signs, other than the Drayton Plains Central Business District



Map VII-2 Charter Township of Waterford Drayton Plains Central Business District



Map VII-3 Charter Township of Waterford Parking Exemption

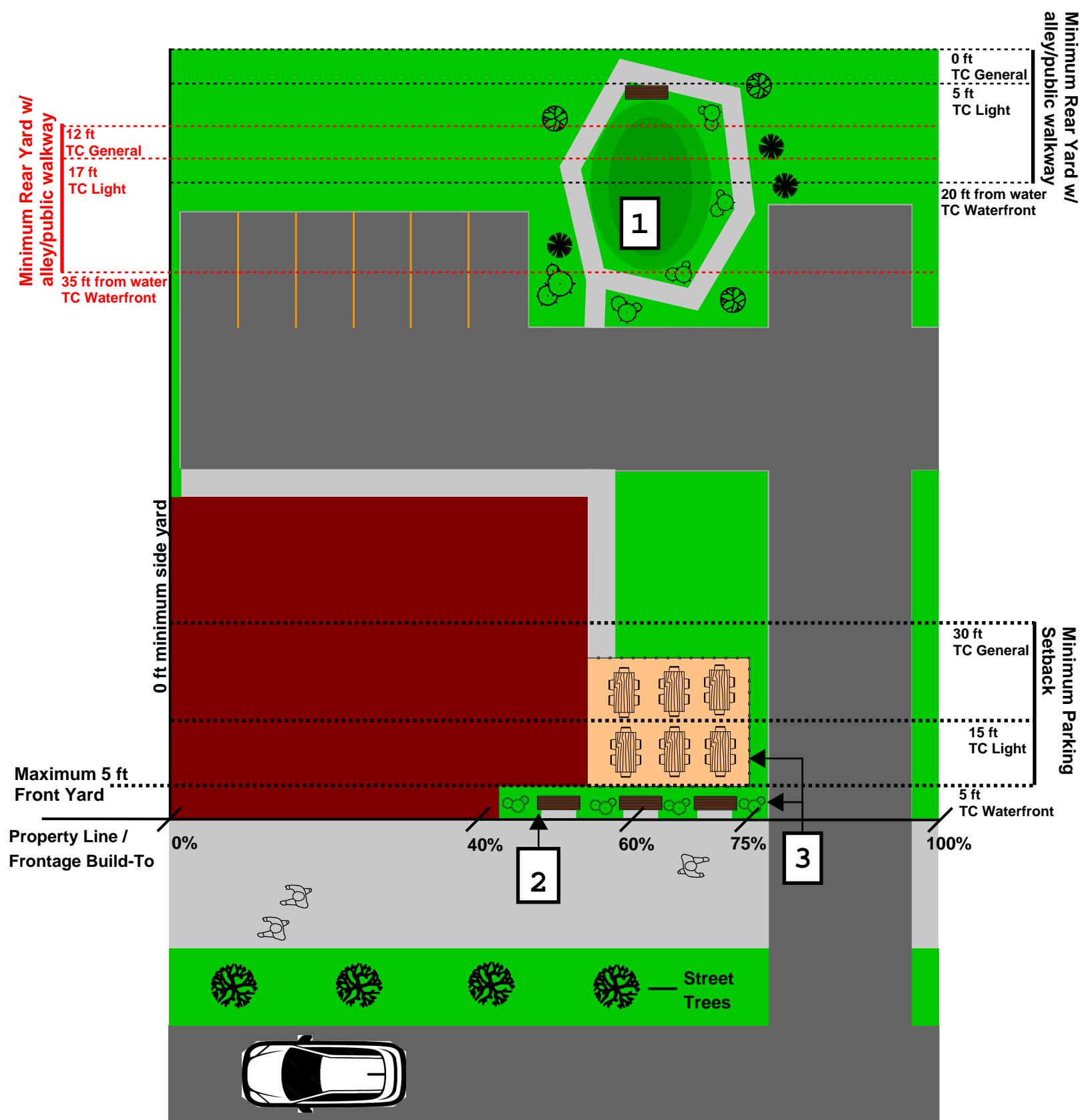


The above drawing is intended to illustrate the application of the design standards in this ordinance, but not require a specific architectural style.

	<b>Primary Building Material</b> (60% minimum)
	<b>Secondary Building Material</b> (20% minimum)
	<b>Trim</b> (up to 5%)

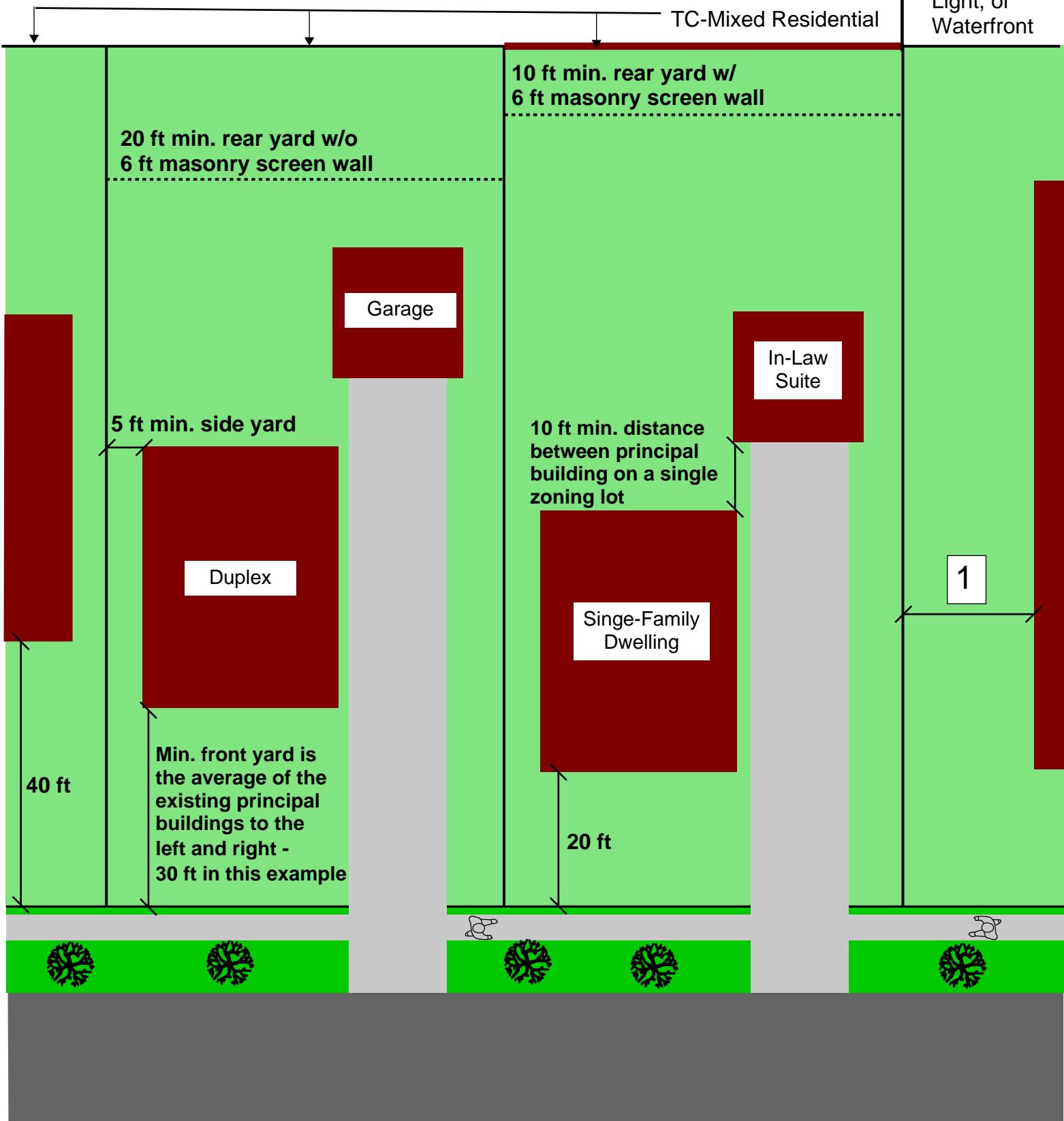
Figure VII-75 Drayton Plains Central Business District, Commercial Facade Requirements

Figure VII-73 Drayton Plains Central Business District Siting Regulations, Commercial



1. Amenities benefiting Best Management Practices (bench, walking path, etc)
2. Building perimeter landscaping with seating.
3. Accessible amenities (outdoor dining patio, seating, etc) may count towards the build-to percentage.

2 TC-General,  
Light, or  
Waterfront



1. 20 ft minimum side and rear setback for any TC-General, TC-Light, or TC-Waterfront property abutting single-family detached residential properties.
2. A residential buffer is required along all property lines separating a multifamily, non-residential use, or mixed-use development and the TC-Mixed Residential zoning district.

Figure VII-74 Drayton Plains Central Business District Siting Regulations, Residential

**CHARTER TOWNSHIP OF WATERFORD**

**RESOLUTION SUPPORTING CREATION OF DOWNTOWN  
REVITALIZATION PROJECT  
ON DIXIE HIGHWAY AND FREMBES**

**RECITALS:**

- A. The Charter Township of Waterford supports its business establishments throughout the Township and recognizes opportunities to transform the Dixie Highway - Frembes Road area.
- B. A healthy commercial area plays an important role in the economic, social, cultural and civic activities of the community. Numerous studies have shown that downtown areas are economic drivers and are known for their diversity, inclusivity, access to opportunities and essential services and openness.
- C. The Township wishes to transform a historically underutilized Central Business District by creating the Waterford Downtown Revitalization Project. This project will create a strategic development area designed to build community wealth, inclusion and accessibility. Downtown like areas are impactful not only for those who live and work there but to entire regions. Downtown areas create a critical mass of activities where commercial, cultural and civic activities are located.
- D. Presently, several of the buildings on Dixie Highway near Frembes Road are dated and in need of facelifts. The Downtown Revitalization Project proposes the implementation of several streetscape projects to get people out of their cars to socialize, interact and explore local business. The streetscape projects include pedestrian oriented street lighting, the placement of trees and creation of greenspace, sidewalk widening and the addition of benches and trash cans.
- E. The project also will include façade improvements through a cost-share program to promote the revitalization of businesses by providing financial assistance in the form of reimbursement of 50% of eligible costs up to \$10,000.
- F. The proposed project also includes the repaving and improvement to a Township owned parking lot to enhance the shopping experience and convenience for visitors.
- G. Finally, the project involves the construction of a small urban pocket park.
- F. The Township Recognizes that all of these improvements will create a visible rebirth to the character of this area and encourage residents and non-residents to patronize the establishments in and nearby this area. These improvements will also

function as a catalyst to push further developments within the vacant land on Dixie Highway and to the southeast and leverage waterfront opportunities of Loon Lake.

E. The Township is seeking to obtain external grants and funding mechanisms for these improvements to create a more walkable and attractive atmosphere on Dixie Highway near Frembes Road and highly supports these economic development initiatives.

**NOW, THEREFORE BE IT RESOLVED**, that the Waterford Board of Trustees strongly supports the opportunity to update and revitalize the Dixie Highway – Frembes Road area and the creation of a Downtown Revitalization Project. This area is greatly in need of revitalization and has the opportunity to transform an even greater area within Waterford Township.

**IT IS FURTHER RESOLVED**, that the Township's Superintendent of Planning and Zoning is directed to do all things necessary to formally apply for funds that are available to assist in implementing this worthy project. .

#### **CERTIFICATION**

I hereby certify that this Resolution was adopted by the Charter Township of Waterford Board of Trustees at a regular meeting on April 25, 2022.

Charter Township of Waterford

4-25-2022  
Date

Kimberly Markee  
Kimberly Markee, Township Clerk

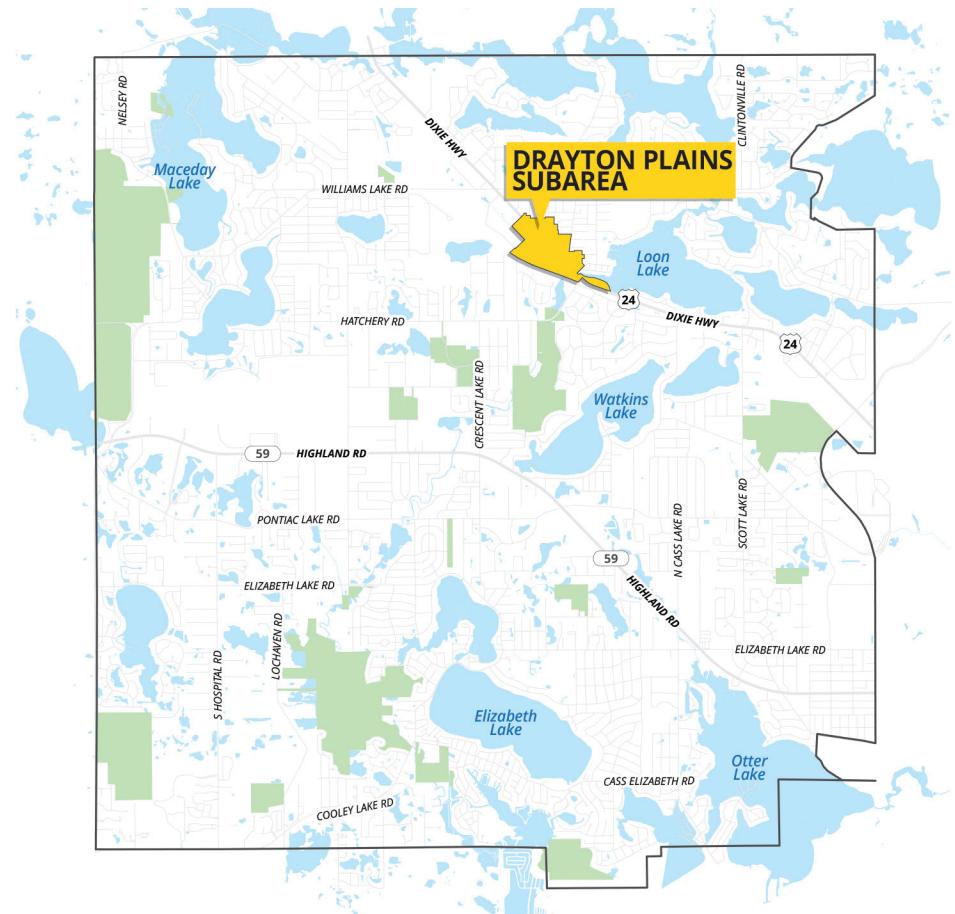
## CHAPTER 8

# DRAYTON PLAINS SUBAREA



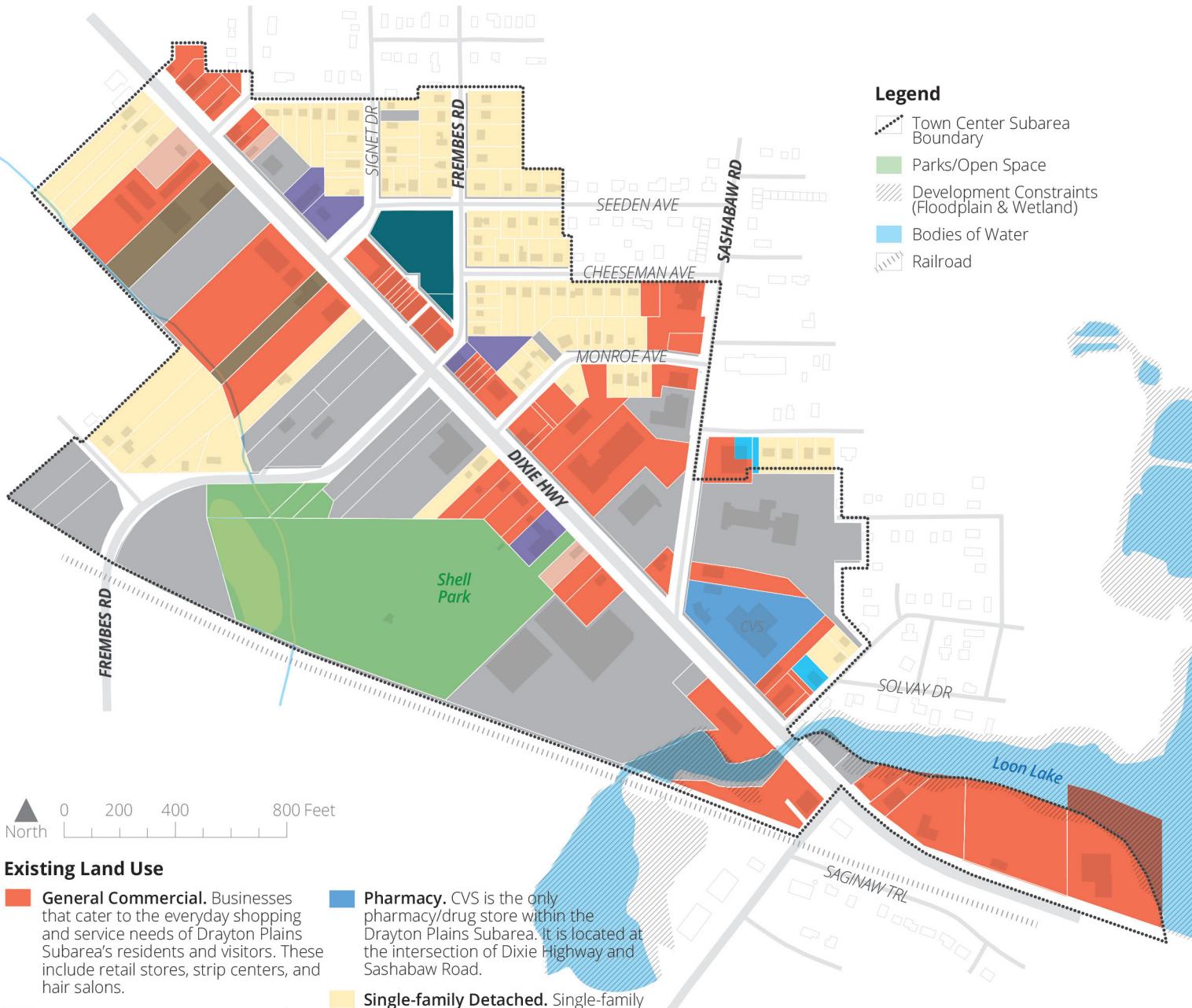
As part of the Master Plan, the Drayton Plains Subarea Plan provides general recommendations for improving local land use, access, mobility, function, and character. The Subarea Plan provides direction for improving the Drayton Plains Subarea over time. Through targeted reinvestment in the Drayton Plains Subarea, the Township can elevate Waterford Township's community image, user experience, and quality of place to draw in desirable development over time.

The Drayton Plains Subarea is located in the northern portion of Waterford Township. The subarea primarily consists of non-residential land uses along Dixie Highway between Loon Lake and Meinrad Drive and along Sashabaw Road between Dixie Highway and Seeden Street. Dixie Highway is one of the Township's two major east-west corridors and provides significant vehicular traffic to the Drayton Plains Subarea. Loon Lake is an important recreational asset, and there are opportunities to strengthen pedestrian and bicycle connections between the Drayton Plains Subarea and Loon Lake.



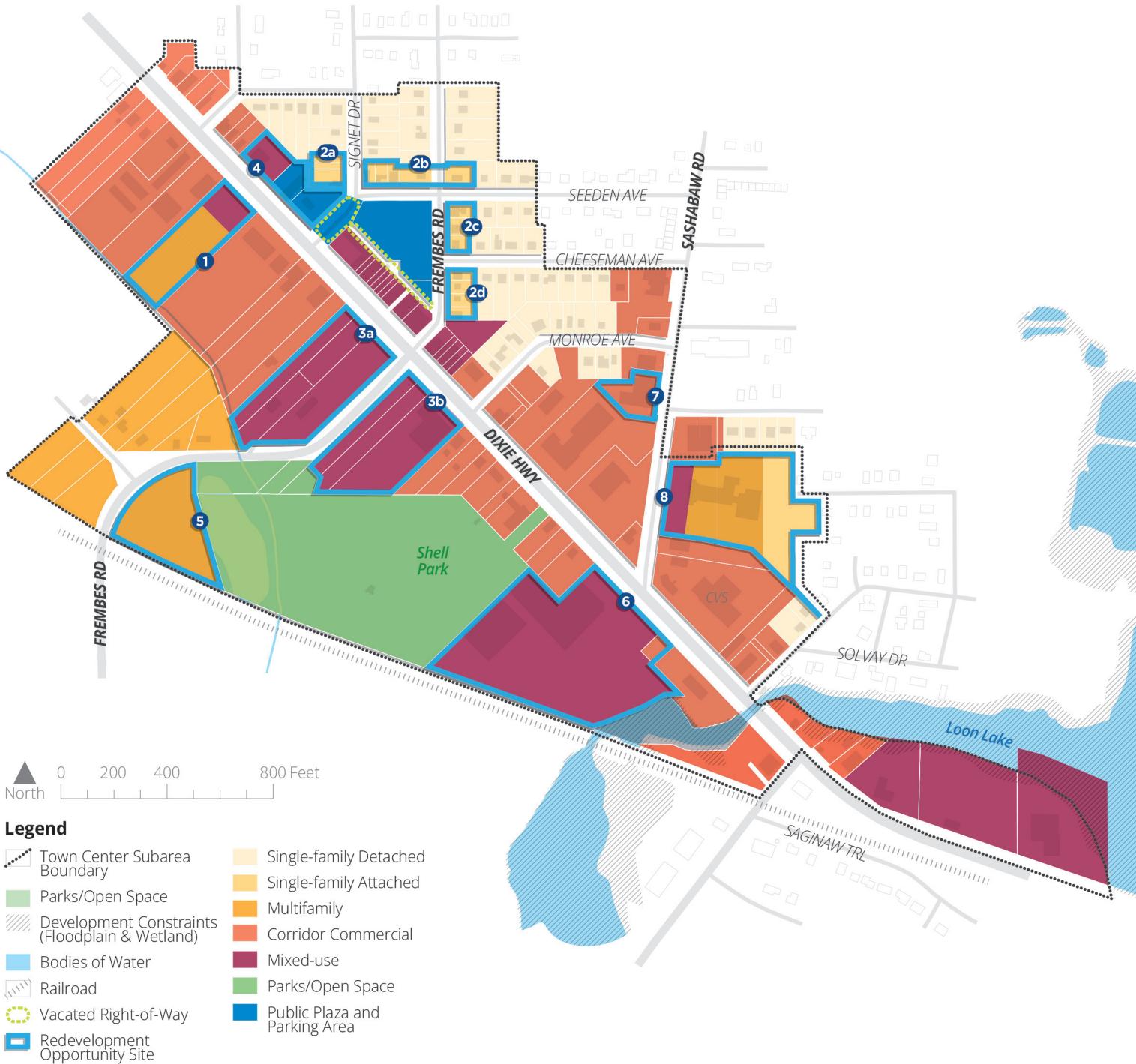
# DRAYTON PLAINS SUBAREA

# EXISTING LAND USE



## DRAYTON PLAINS SUBAREA

# LAND USE FRAMEWORK



## LAND USE FRAMEWORK

A mix of appropriate land uses is important for establishing a self-sustaining and exciting environment with a critical mass of activity in the Drayton Plains Subarea. The intent is to increase the liveliness of the Drayton Plains Subarea by adding more housing within walking distance of a complementary mix of retail, restaurant, and service uses, and to take advantage of Dixie Highway's high traffic flow and proximity to Loon Lake. The proposed land uses for the Drayton Plains Subarea align with the Master Plan's Land Use Framework.

The Drayton Plains Subarea should continue to be strengthened and improved as a unique environment in Waterford Township. The Township should remain flexible and promote a variety of land uses to diversify consumer options, increase its tax base, and foster the desired energy in the Drayton Plains Subarea.

### Single-family Detached

Residential uses include all single-family detached homes of varying lot sizes. Context-sensitive housing, such as duplexes, should be introduced through infill development to promote greater housing choices within the Drayton Plains Subarea.

### Single-family Attached

Single-family Attached consists of duplexes, triplexes, and townhomes. They complement single-family detached neighborhoods' built form and encourage greater variety of housing options and slightly denser housing developments in the Drayton Plains Subarea. They also serve as a transition from the Drayton Plains Subarea's commercial uses into the residential neighborhoods.

Single-family attached are generally located around the existing public parking lot, which has the opportunity to accommodate a public plaza that would be extended into Dixie Highway through Signet Drive.

### Multifamily

Multifamily uses include buildings containing multiple dwelling units that are vertically stacked with shared common areas and entrances. In the Drayton Plains Subarea, multifamily can be located within upper stories of mixed-use buildings. Similar to single-family attached, multifamily help increase the range of housing choices within the Drayton Plains Subarea and the Township.

## Corridor Commercial

Corridor Commercial includes a mix of retail, commercial service, dining, and professional office uses. Within the Drayton Plains Subarea, these areas mostly front Dixie Highway and Sashabaw Road and should contribute towards an inviting environment for pedestrians and bicyclists. Future Corridor Commercial developments should possess the following design features:

- Minimal curb cut towards the main roadway.
- Buildings front the roadways while parking is located at the rear of buildings.
- Provide sidewalks along roadways.
- Safe and direct connection between building entrance and the public right-of-way.
- Sufficient parking and perimeter landscaping.
- Adequate level of ground-floor transparency and lighting.
- Minimal auto-oriented pole signs.

Larger corridor commercial uses, such as the future commercial use at 4315 Dixie Highway, should feature a continuous building frontage along Dixie Highway to strengthen the Drayton Plains Subarea's envisioned character. It should also have sufficient perimeter landscaping against Shell Park and Clinton River to provide a buffer between the commercial and recreational uses.

## Mixed-use

The intent of mixed-use developments is to provide an appropriate mix of land uses by locating retail and restaurants on the ground floor to create a more inviting and interesting pedestrian experience, while accommodating office/service-oriented and residential in the upper floors. Mixed-use developments in the Drayton Plains Subarea mostly front Dixie Highway and Frembes Road with parking at the rear of buildings.

## Parks & Open Space

Parks and Open Space areas include Shell Park and existing wooded areas. These areas will likely remain.

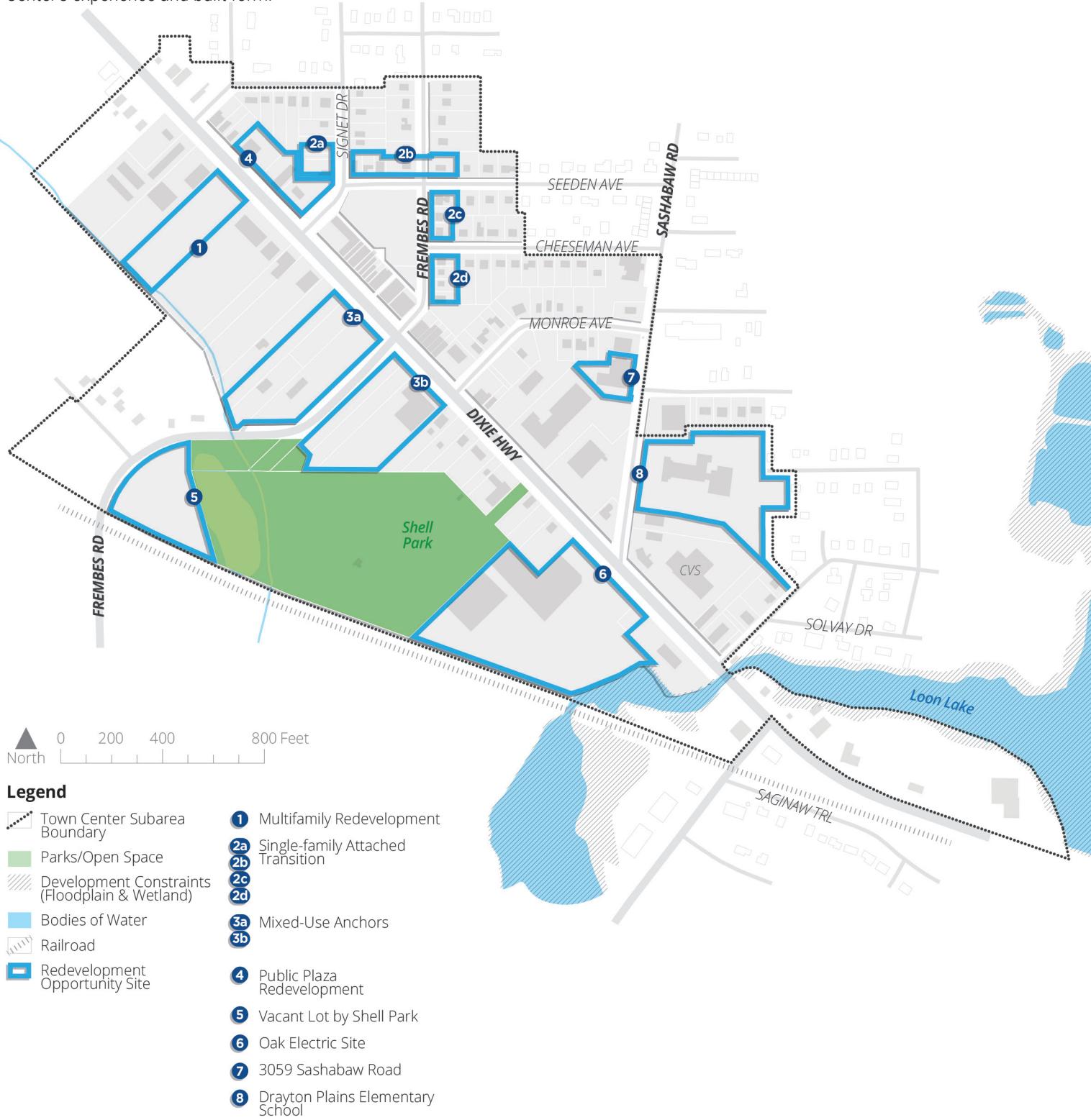
## Public Plaza & Parking Area

A public gathering space can create a unique destination in the Drayton Plains Subarea. Vacating the right-of-way on Signet Drive between Dixie Highway and Seeden Avenue provides opportunities for a larger public gathering space with frontage to Dixie Highway. Improvements should include outdoor dining/seating space and landscaping. The public plaza should extend into the existing driveway at the rear of the buildings along Dixie Highway between Signet Drive and Frembes Road. This will require adding perimeter landscaping between the parking lot and the driveway. The existing open space at the southwest corner of Seeden Avenue and Frembes Road may accommodate additional parking space.

## DRAYTON PLAINS SUBAREA

# REDEVELOPMENT OPPORTUNITIES

Several sites in the Town Center subarea are highlighted for their redevelopment potential. Redevelopment of these sites may have a dramatic effect on the Town Center's experience and built form.



- 1** **Multifamily Redevelopment.** This vacant site presents an opportunity to construct multifamily developments within the Drayton Plains Subarea. Doing so would improve housing choices in the area and increase the Drayton Plains Subarea's customer base. Parking should be located at the rear of the building.
- 2a** **Single-family Attached Transition.** The lots facing towards the existing parking lots have the potential to transition into single-family attached uses. The lots provide sufficient depth to accommodate rear-loaded townhomes. Their scale and design should complement the character of the surrounding residential neighborhoods.
- 2b**
- 2c**
- 2d**

- 3a** **Mixed-Use Anchors.** These corner lots present a unique opportunity for mid-rise mixed-use developments within the Drayton Plains Subarea. The buildings should function as gateways into the Drayton Plains Subarea by fronting Dixie Highway and Frembes Road. Parking should be located at the rear. Depending on the site programming, the rear side of both lots may accommodate additional multifamily buildings.
- 3b**





#### 4 Public Plaza Redevelopment.

The Township should consider establishing a public plaza along Signet Drive to complement adjacent commercial development. Signet Drive right-of-way (between Dixie Highway and Seeden Avenue) can be utilized to pilot the plaza concept, and if successful, consideration should be given to expanding the plaza to the underutilized site to the west along Seeden Avenue. The plaza should incorporate sufficient landscaping, shading, seating areas, and opportunities to host public and community events.

#### CASE STUDY: NINE MILE REDESIGN

In 2019, the City of Oak Park, MI began the transformation of Nine Mile Road. The study area ran along Nine Mile Road from McCain Drive to the eastern border of Oak Park. This project created two pocket parks, which were former streets connecting Nine Mile Road with the adjacent neighborhood, Seneca Pocket Park, and Sherman Pocket Park. The project intended to create a vibrant streetscape along Nine Mile Road to stimulate local economic development. The project's key features include a road diet, angled on-street parking, the addition of on-street bike lanes, a trailhead, and the creation of new public spaces, including linear parks and pocket parks.

The importance of pocket parks was highlighted in the City's 2014 Strategic Economic Development Plan. The City sought to activate spaces not typical for recreational use. This idea was tested in 2017 with a "pop-up park" and was met with a positive response from the overall community and the adjacent residents. The City decided to build on this experiment by making the pocket parks permanent. Both parks feature landscaping, creative lighting and sitting areas. The Seneca Park features a climbing set for kids and outdoor games such as cornhole and a giant chess set. The City Funding for this project came from the Southeast Michigan Council of Governments, the Michigan Department of Transportation, Oakland County, kaBOOM!, the Community Foundation for Southeast Michigan, and the Ralph C. Wilson, Jr. Foundation.



**5 Vacant Lot by Shell Park.** This vacant lot, given its proximity to the existing rail line, Shell Park, and the residential neighborhood, has the potential to be developed into multifamily buildings. This lot is owned by the same property owner who owns Site #3a, and potential exists for a larger, more comprehensive redevelopment of both sites simultaneously.

**6 Oak Electric Site.** Oak Electric has acquired this site to expand its operating capacities. Though the proposed development is likely to consist of a series of standalone commercial/office buildings, there are opportunities to incorporate a continuous building frontage along Dixie Highway to promote a more continuous streetwall along Dixie Highway.

**7 3059 Sashabaw Road.** This vacant building may be rehabilitated to accommodate medical offices or other commercial services that do not require much visibility from major roadways. If this site were to be redeveloped, the future redevelopment should be accessed via the existing strip mall to the south, rather than the existing driveway on Sashabaw Road. Consolidating access points would expand the site's buildable area while minimizing potential traffic conflict points.

**8 Drayton Plains Elementary School.** The vacant Academy of Waterford building has the potential to be rehabilitated to house multifamily lofts. The rear of this lot can accommodate townhomes and duplexes to further increase housing diversity in the Drayton Plains Subarea while providing a physical transition to the single-family detached neighborhoods to the east. If the Academy of Waterford were to be demolished, the site should have multifamily developments that front Sashabaw Road with parking in the rear.



# DRAYTON PLAINS SUBAREA SUBAREA FRAMEWORK

**Public Gathering Space.** A public gathering space can create a unique destination in the Town Center. Vacating the right-of-way on Signet Drive provides opportunities for a larger public gathering space with frontage on Dixie Highway. Improvements should include outdoor dining/seating space and landscaping.

**Public Parking Lot.** The public parking lot should be reconfigured and landscaped to accommodate the recommended public gathering space. This facility would provide a central location for visitors to park and walk around the Town Center.

**Cross-Access.** In addition to removing excess curb cuts, the Township should work with property owners to establish cross-access between non-residential properties. This would enable customers to travel between businesses on a parallel network and eliminate unnecessary trips onto Dixie Highway.

**Wayfinding to Shell Park.** Shell Park currently does not have any signage. Installing wayfinding will better inform residents and visitors of this amenity.

**Mixed-use Buildings at Dixie & Frembes.** The vacant corner sites at Dixie Highway & Frembes Road present a redevelopment opportunity for 3- to 4-story mixed-use buildings that would help create a focal point in the Town Center. The buildings would have deeper front and street-side setback to provide room for wider sidewalks and outdoor dining space. Uses may include ground-floor commercial and upper-story office/apartment units.

**Redevelopment Opportunity Site.** Higher density development should be encouraged at redevelopment opportunity sites, with less dense development or stepbacks used to ensure new investment complements the surrounding neighborhood.

**Lakefront Amenity Area.** These sites present opportunities to incorporate accessible open space and boat launch facilities.

**Dixie Highway.** Roadway reconfiguration should explore strategies to calm traffic speeds along Dixie Highway. These may include narrower drive lanes and dedicate greater portions of the right-of-way to the pedestrian zone.



## Legend

- Town Center Subarea Boundary
- Parks/Open Space
- Development Constraints (Floodplain & Wetland)
- Bodies of Water
- Railroad
- Intersection Improvement
- Gateway
- Wayfinding
- Remove Curb Cut
- Widened Sidewalk with Landscaped Buffer
- Public Gathering Space
- Vacated Right-of-Way
- Lakefront Amenity Area
- Trail Connection
- Site Screening & Buffering
- Roadway Reconfiguration
- Redevelopment Opportunity Site



## Intersection Improvement

Key intersections should be enhanced to improve crossing conditions and build the Township's image while maintaining traffic flow. A key intersection is Dixie Highway and Frembes Road. Working to make this intersection more accessible and welcoming involves working with the Michigan Department of Transportation to reimagine and improve the pedestrian experience. Potential improvements may include high-visibility crosswalks, enhanced landscaping, and new lighting fixtures. Redevelopment of the two corner lots at this intersection's southeast and southwest corner into mid-rise mixed-use developments would elevate this intersection as an important gateway into the Drayton Plains Subarea.

## Gateway

Key entry points present opportunities to create gateways to welcome residents and visitors into the Drayton Plains Subarea. The Drayton Plains Subarea has two potential sites for gateways. The first is at the intersection of Dixie Highway and Meinrad Drive, which is on the northwest side of the Drayton Plains Subarea. The second is at the intersection of Dixie Highway and Farner Avenue. Improvements should include corner landscaping, a landscaped median, a north-south pedestrian refuge island, and widened sidewalks with a landscaped buffer. Redevelopment of the specific opportunity sites near the proposed gateways should take priority as they will aid in giving a lasting impression to people traveling in and out of the Drayton Plains Subarea.

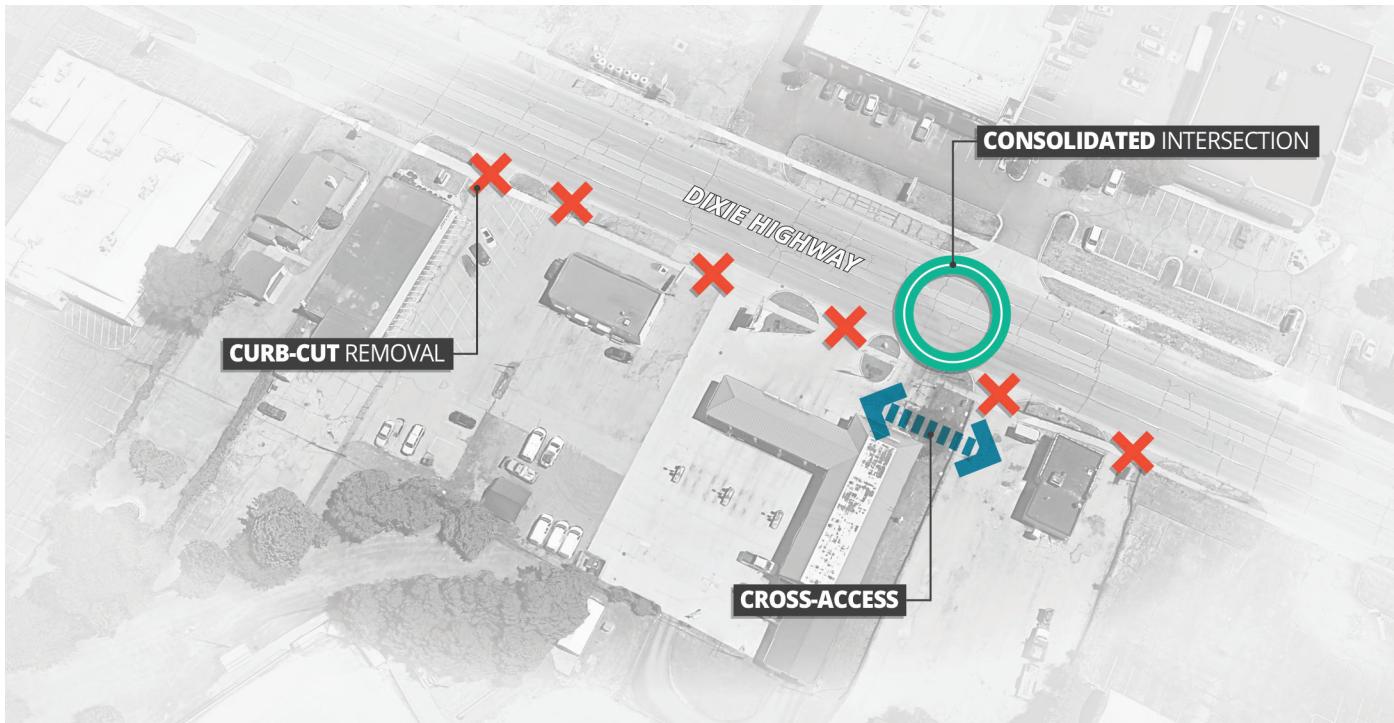


## Wayfinding

Wayfinding can play a major part in strengthening sense of place and directing residents and visitors to key destinations within the community. Important destinations could include Shell Park, Loon Lake, local businesses, public gathering spaces, and trail connections. Wayfinding is particularly important in the Drayton Plains Subarea and should include uniform signage that is easy to use and visually appealing. Wayfinding can be intertwined with gateway improvements as they both lead to an increased sense of place and identity for the Drayton Plains Subarea.

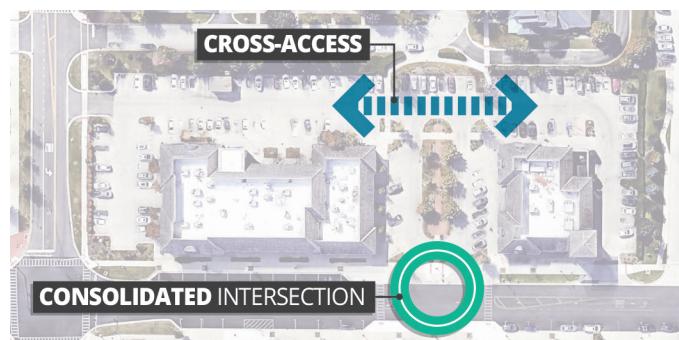
## Widened Sidewalk with Landscaped Buffer

Widening the existing sidewalks and adding a landscaped parkway buffer with street trees can be an effective strategy for improving pedestrian safety and comfort in the Drayton Plains Subarea. Most of the sidewalks along Dixie Highway have some sort of landscape buffer, but buffers are narrow and vertical landscaping elements to help provide a visual barrier to vehicles are mostly absent. Increasing sidewalk width should be prioritized to increase the sense of safety for pedestrians. Looking at the sidewalk infrastructure along Sashabaw Road gives good context to what improvements should look like. Additionally, gaps in the sidewalk network should be filled.



## Curb Cut/Consolidation

To improve corridor circulation and access, potential traffic conflict points and disruptions in sidewalks should be reduced by either removing or consolidating excess curb cuts. Excess curb cuts decrease the walkability of an area by creating more potential points of conflict between cars, bikes, and pedestrians. The ability to move from business to business as well as general mobility along the sidewalk is affected when cars are able to cross over sidewalks. This may be completed during roadway improvements or through the site plan approval process for future redevelopment. Any improvements to Dixie Highway involves working with the Michigan Department of Transportation(MDOT) to reimagine and improve the pedestrian experience.

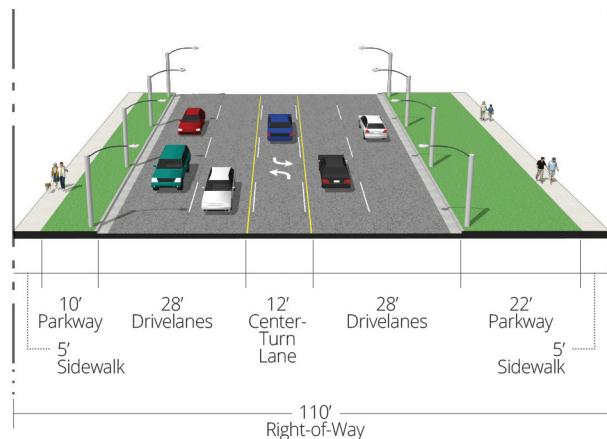




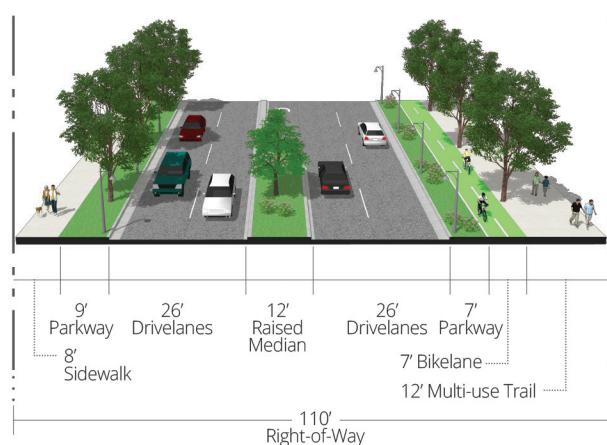
## Roadway Reconfiguration

Dixie Highway is predominately auto-oriented by design. Traffic speed is fast, and some segments of sidewalks are located close to the roadway, creating an uncomfortable walking and biking experience. Adding streetscape elements, such as a pedestrian refuge island, medians with landscaping, and mid-block crossings, would improve the roadway's feel and function for pedestrians and make the environment more attractive to potential commercial tenants and residents. Additionally, adding an off-street multi-use path on either side of the roadway could attract walkers and bikers to the Drayton Plains Subarea who would have otherwise driven. The Corridor should be reconfigured to realize its potential as a multi-modal corridor.

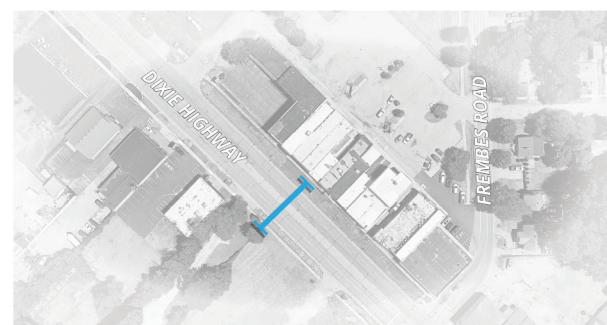
Dixie Highway  
Existing Configuration



Dixie Highway  
Potential Configuration

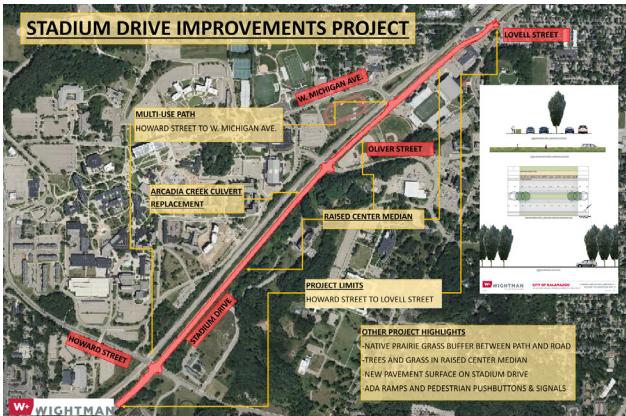


Dixie Highway  
Cross-Section Location



## CASE STUDY: STADIUM DRIVE IMPROVEMENTS/RECONSTRUCTION, KALAMAZOO, MI

The City of Kalamazoo, MI has a concentration of one-way streets within and around its Downtown area creating an auto-oriented environment. In 2019, the City led an effort to redesign its one-way streets to promote an environment that would be accessible to all modes of transportation. The City used its Complete Streets Policy and its Street Design Manual as official guides in making improvements to these roadways. One of them is Stadium Drive, which was reconfigured into a two-way street with several key improvements. One of them is a landscaped median with native grasses and trees. The City retrofitted all of the pedestrian-crossing signals to be fully ADA-compliant. It also installed an off-street shared-use path on the north side of the street which connects two existing trails. The shared-use path provided pedestrians and bicyclists a safe connection between Downtown and Western Michigan University and Kalamazoo College.



## Trail Connection

The Township should leverage opportunities to create a trail connection between the Drayton Plains Subarea and the Clinton River Riverwalk to the southwest. Recent improvements to the Riverwalk enhance accessibility and provide more space for recreational activities. Including a trail connection with additional wayfinding will allow visitors to the Drayton Plains Subarea to take advantage of an amenity that they may not have visited otherwise. The trail connection can be established along Frembes Road, which already has an at-grade crossing with the existing railroad, and traverses through the Riverview subdivision to the south. Doing so will require the Township to obtain an easement from the Riverview subdivision. The trail would then head eastward and make connections along the Clinton River. The intention is to establish a bike connection between Shell Park and the existing Nature Center at Drayton Plains to give bikers and hikers access to the Nature Center from the largest park in the subarea. Improved interconnectivity of the subarea and the Township improves the community's quality of life as it can utilize safe, connected trail networks to travel throughout the area.



## Site Screening & Buffering

Screening can help elevate the character of corridors and mitigate impacts on neighboring lower-activity uses. Screening includes the use of quality, opaque fencing, walls, and/or landscaping to screen unattractive uses like parking, loading bays, storage, or trash disposal areas from the public right-of-way and adjacent uses. Sites specifically along Dixie Highway should be targeted for screening. Additionally, screening should be used to separate commercial and services uses from the residential uses. Providing a buffer can help demarcate where one land use stops and another one starts.

## Redevelopment Opportunity Site

Several sites are either vacant, experiencing disinvestment, or have incompatible development, presenting opportunities for future redevelopment. Future redevelopment should reflect the Township's vision for the Drayton Plains Subarea and feature desirable land use and built form. Most of these sites have large frontages on Dixie Highway. With a focused vision, the redevelopment of these sites will significantly improve the streetscape, walkability, and overall feel of the Drayton Plains Subarea. As redevelopment occurs, density should be focused along Dixie Highway and tapered down as development approaches neighborhood edges.

## Lakefront Amenity Area

The vacant site across Dixie Highway from Drayton Station and the property at 4080 Dixie Highway can be a lakefront space that complements the gateway to the Drayton Plains Subarea. As the only point within the Drayton Plains Subarea with lakefront access, these sites are critical to bringing people into the Drayton Plains Subarea as well as connecting the Drayton Plains Subarea to Loon Lake. Safe pedestrian and bicycle access to this site will also be important.

## Shell Park

A significant asset to the Drayton Plains Subarea is Shell Park. Sitting on the western side of the subarea, this park currently has multiple baseball/softball fields. The park's accessibility is limited by the train tracks to the south and the commercial businesses to the north and east. Points of entry are found via a dirt road off of Frembes Road and a shared access driveway adjacent to 4355 Dixie Highway. Shell Park has the potential to be transformed into a more complete, multi-use park. Improvements to the park should include a central gathering space, pavilions, and an outdoor amphitheater. The playing fields should be reduced to one baseball and one softball field. Other amenities could be considered including a space for food trucks which could be near the entrance off Dixie Highway.

## Implementation and Funding

The US Department of Housing and Urban Development defines areas in communities that are eligible for funding from the Community Development Block Grant (CDBG) program based on the share of low- and moderate-income residents. Eligibility for CDBG funding is determined at the block group level.

Much of the Drayton Plains subarea is within a block group that is eligible for CDBG funding as of 2023, which means that projects within the eligible block group could seek various forms of funding from the CDBG program. One such opportunity is the Section 108 Loan Guarantee Program, which provides communities with low-cost, long-term financing for economic and community development projects. Section 108 funds can be used for a variety of economic development, housing, public facilities, infrastructure, and other physical development projects. The Township should consider leveraging Section 108 financing and other CDBG-related financing opportunities to assist in development and redevelopment projects in the Drayton Plains Subarea.

## Development Concepts

As part of the Master Plan process, Township staff created a series of conceptual plan illustrations for redevelopment along Dixie Highway in the Drayton Plains subarea. The illustration below captures the entire subarea looking east along Dixie Highway. The illustration shows 2-3 story mixed-use development fronting directly on Dixie Highway, a park, and townhomes to the east.



The illustration below shows Dixie Highway from the south looking north. The illustration on the bottom is looking from the north, facing southwest. Both the renderings show mixed-use and townhouse development fronting directly on Dixie Highway with parking located to the rear. The bottom illustration also shows how underutilized parcels and vacated right-of-way could be used to establish a plaza space and public amenity area.



The top illustration shows how Dixie Highway could be reconfigured to include a landscaped median and pedestrian friendly streetscape. The second illustration shows outdoor seating located along a shared parking lot.



The illustration below shows a public gathering space which should be provided along Dixie Highway as a complement to new development.



STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CHARTER TOWNSHIP OF WATERFORD

ORDINANCE NO. 2025-Z-009

**DRAYTON PLAINS CENTRAL BUSINESS DISTRICT TEXT AMENDMENTS TO  
ZONING ORDINANCE**

An Ordinance to amend the Waterford Township Zoning Ordinance No. 135-A (“Zoning Ordinance”) to add definitions, land use regulations, conditions to establish a Drayton Plains Central Business District consistent with state laws.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

**Section 1 of Ordinance**

Section 1-007, Index of Defined Terms, of the Waterford Township Zoning Ordinance is amended to add Defined Terms related to a Drayton Plains Central Business District to read as follows:

**ARTIST WORKSHOP:** A space primarily used by an artist or group of artists for the creation, production, and occasional exhibition of visual artwork, including but not limited to painting, sculpture, photography, and similar crafts. This space may also include ancillary uses such as small-scale retail of artwork produced on-site.

**DAILY COMMERCIAL OUTDOOR SALES AND DISPLAY (accessory only):** The outdoor display and sale of goods or merchandise that is accessory to a primary use, such as a retail or commercial establishment, where such activities occur on a daily basis.

**OVERNIGHT COMMERCIAL OUTDOOR DISPLAY, SALES OR STORAGE (accessory only):** The display, sale, or storage of goods, merchandise, or materials outside a business that continues beyond regular business hours, including overnight.

**CARRYOUT WINDOW (when principal or accessory use):** A service window, typically located in a commercial or restaurant establishment, through which goods or food are provided directly to customers for off-site consumption.

**CAR CONDOMINIUM:** Self-contained unit(s) designed primarily for the storage of vehicles but equipped with additional features that allow for a variety of uses beyond parking. Each unit may be utilized for purposes such as vehicle storage, maintenance, display, or as a workshop, showroom, or recreational area. Ownership and use of the unit are restricted in accordance with the terms of the applicable zoning and condominium agreements.

**FENESTRATION:** Openings in the building wall, including windows, doors and open areas. When measuring fenestration, framing elements with a dimension less than one (1) inch are considered part of the opening.

**GROUND FLOOR:** The lowest level of a building that is at, or just above, street level.

**UPPER FLOOR:** Any floor in a building that is above the ground floor.

**CORNICE:** A decorative molding that crowns a building or architectural element.

**STOREFRONT:** A frontage type appropriate for the ground floor of commercial/retail buildings. Storefronts provide large windows with transparent views into the building interior.

**SIGN ZONE:** A single, external, zone along the façade(s) of a building that all wall signs shall be located within. Sign Zones may contain multiple individual signs. A sign Zone is a maximum of four (4) ft. in vertical dimension on the ground floor and two (2) ft. in vertical dimension on any upper floor(s) by any horizontal dimension.

**WALL ART:** Decorative artwork, images, murals, or other artistic expressions applied or displayed on the surface of a building's exterior or interior wall.

**BEST MANAGEMENT PRACTICES (BMPs):** Sustainable stormwater management strategies that utilize natural processes and systems, such as infiltration, evapotranspiration, and reuse to manage rainfall where it falls. BMPs include, but are not limited to:

Rain Gardens: also called bioretention facilities, provide stormwater treatment, water storage, and uptake with or without a surface outlet. They are best used in drainage areas and can be used in combination with an underdrain BMP to provide extended detention for channel protection. Rain gardens are designed to reduce the stormwater flow rate, quantity, and pollutant load of runoff from impervious surfaces to manage water on-site. Rain gardens rely on plants and natural or engineered soil medium to retain stormwater and increase infiltration, while remediating and filtering pollutants carried by urban runoff. They also provide a method to reuse and optimize water, reducing the need for additional irrigation. Rain gardens decrease ambient air and water temperature to reduce the urban heat-island effect.

Vegetated Swales: Designed to convey and manage stormwater runoff, primarily from streets, and parking lots. Vegetated swales are designed to slow, filter, and infiltrate stormwater through the use of vegetation and soil, with the intent of improving water quality and reducing the volume of runoff. Unlike rain gardens, which focus on retaining water on-site, vegetated swales are primarily intended to channel stormwater flow over small drainage areas with concentrated water runoff. These swales are typically designed with a sufficient bottom slope to facilitate the conveyance of stormwater while providing filtration and infiltration through the vegetated surface.

Vegetated Green Roofs: provide stormwater treatment and water storage with a surface overflow. They are most practical for flat or slightly sloped rooftops. They provide a stormwater buffer, purify the air, reduce ambient temperature, regulate indoor temperatures, save energy, and reduce noise pollution.

Tree Filter Boxes and Planter Boxes: infiltration filters that combine BMPs with a perforated underdrain pipe, to retain and filter water. They are most often used in sidewalk medians or the center of streets via boulevards as well as in parking lot islands and peninsulas.

Constructed Filters: underdrain structures or excavated areas containing a layer of sand, compost, organic material, peat, or other media that reduce pollutant levels in stormwater runoff by filtering sediments, metals, hydrocarbons, and other pollutants before the stormwater reaches the underdrain to be routed to the storm sewer system.

Vegetated Filter Strips: permanent, maintained strips of vegetation designed to slow runoff velocities and filter out sediment and other pollutants from stormwater. Filter strips require the presence of sheet flow across the strip, which can be achieved through the use of level spreaders. Frequently, filter strips are designed for pretreatment where runoff is directed from a parking lot into another BMP.

**TREE TOPPING**: also referred to as rounding over or rounding the crown, is a tree pruning practice that involves heading back many or most large, live, branches leaving behind woody stubs without regard for tree health or structural integrity.

**POLLARDING**: Pollarding involves the systematic removal of the upper branches and stems of a tree. Deciduous trees primarily use this method to control their height and promote new growth. By cutting back the tree to a specific framework of branches, pollarding encourages dense regrowth from the cut points, resulting in a characteristic appearance with knobs at the ends of the branches.

**CRITICAL ROOT ZONE**: The area of soil surrounding a tree that contains the majority of its roots necessary for stability, nutrient uptake, and overall health. The Critical Root Zone is typically defined as a circular area with a radius equal to eighteen (18) inches for every inch of the tree's diameter at breast height (DBH), measured outward from the base of the trunk. This zone must be protected during construction, grading, and other land-disturbing activities to prevent root damage that could compromise the tree's health or structural integrity.

**BUILDING MATERIAL**: Any substance, whether natural or manufactured, that is used in the construction, alteration, repair, or maintenance of a structure or building. This includes, but is not limited to, wood, brick, stone, concrete, glass, metal, gypsum, plastic, and composite materials.

Primary Building Material: Any material that makes up the majority of a building or structure's visible façade, including walls and structural elements.

Secondary Building Material: Any material used in addition to a primary building material that contributes to, but does not dominate, the visible façade of a building or structure, including walls and structural elements.

Architectural Detail: A feature or element of a building that contributes to its overall architectural style, character, and visual interest. May include, but is not limited to,

cornices, moldings, columns, trim, brackets, decorative panels, rooflines, and façade treatment.

### **Section 2 of Ordinance**

Section 1-007, Index of Defined Terms, of the Waterford Township Zoning Ordinance is amended to revise the Defined Terms related to Preliminary Plan subsection M to delete the prior subsection M and revise it to read as follows:

**PRELIMINARY PLAN:** A scale drawing(s) of existing or proposed land improvements for the approved concept plan or change of one or more zoning lots submitted to the Township for review and determine compliance with the requirements of this Zoning Ordinance. The preliminary plan shall be drawn on a twenty-four (24) inch by thirty-six (36) inch sheet and properly scaled within the range of one (1) inch = twenty (20) feet to one (1) inch = fifty (50) feet and shall consist of the following items of information:

**(A – L unchanged)**

**M.** Front, side, and rear elevations of all proposed buildings including details of façade material.

**(N unchanged)**

### **Section 3 of Ordinance**

To amended sub section B in Section 2-501.9 Prohibited Signs to delete the prior wording replace it with the following to read:

**2-501.9. Prohibited Signs.** Signs prohibited in all districts include:

**(A unchanged)**

B. Projecting signs, other than the Drayton Plains Central Business District

**(C- K unchanged)**

### **Section 4 of Ordinance**

A new Section 3-710 Drayton Plains Central Business District is added in Article III Zoning Districts to read as follows:

## **SECTION 3-710. DRAYTON PLAINS CENTRAL BUSINESS DISTRICT**

### **3-710.1. PURPOSE AND INTENT**

The Drayton Plains Central Business District is intended to provide community stakeholders with

an opportunity for a lively, pedestrian-oriented district that permits a traditional mixture of retail, commercial, office, restaurant, civic, cultural, entertainment, recreation, and residential uses. The area is specifically designed to eliminate obstacles and developmental constraints, fostering an economically thriving business hub while cultivating a vibrant space where people can live, work, and play. Further, the Drayton Plains Central Business District, strategically positioned along the historic Saginaw Trail, is renowned for its rich heritage and timeless character.

Building design should be based on traditional architectural principles, with an emphasis on development oriented to the human scale. The district works to minimize traffic congestion, inefficient surface parking lots, infrastructure costs, and environmental impacts by promoting a compact, mixed-use layout with shared parking.

Uses that are inviting to the public, such as retail, restaurant, and entertainment establishments are encouraged on the first floor of buildings. The upper stories will include uses with limited public access, such as office, service, and residential spaces. The intensity of these uses will be carefully regulated and tapered through building height and placement, ensuring a harmonious scale along streetscapes and a seamless transition to surrounding residential neighborhoods.

The Drayton Plains Central Business District is divided into the following zoning districts: Towne Center General, Towne Center Light, Towne Center Waterfront, Towne Center Mixed-Residential, and Towne Center Civic.

### **3-710.2. APPLICABILITY**

#### **A. Purpose and Intent.**

- (1) Towne Center General.** The purpose of the Towne Center General zoning district is to develop a walkable, vibrant neighborhood with a mix of residential, commercial, and recreational spaces. It is designed to be the heart of Waterford, with the highest density in the Township. Moving away from the Towne Center General district, the density of the community gradually decreases, helping to reduce the strain on residential districts, which are intended to have lower populations.
- (2) Towne Center Light.** The purpose of the Towne Center Light zoning district is to act as a context-sensitive transition that steps down the intensity of the Towne Center General district towards the quieter neighboring residential areas. While serving as a buffer, this district is intended to still maintain the walkable, vibrant neighborhood mix of residential, commercial, and recreational spaces of the other Drayton Plains Towne Center districts.
- (3) Towne Center Waterfront.** The purpose of the Towne Center Waterfront zoning district is to leverage Waterford's unique waterfront location to offer a vibrant mix of recreational, cultural, and commercial experiences, creating a thriving waterfront community.
- (4) Towne Center Mixed-Residential.** The purpose of the Towne Center Mixed-Residential zoning district is to accommodate a mixture of housing types that seamlessly integrate residential living adjacent to the diverse mix of retail, dining, and entertainment options available in the other Towne Center districts. Historic single-family homes should be retained whenever possible, safeguarding their distinctive character and charm. Infill housing may be crafted to honor and integrate with the established scale, massing, and

architectural rhythm of the surrounding neighborhood, ensuring a harmonious blend of the old and new.

**(5) Towne Center Civic.** The purpose of the Towne Center Civic zoning district is to be the heart of the community, serving as a hub for civic engagement, government services, cultural institutions, and community gathering spaces.

### 3-710.3. ADMINISTRATION

#### A. Triggers for Compliance.

For properties situated within the Drayton Plains Central Business District, as identified on the official Zoning Map, compliance with the applicable district standards shall be required in accordance with the provisions outlined in the following table.

Proposed Changes to Use and/or Property	Height	Siting	Architectural Elements: Fenestration	Architectural Elements: Materials	Uses	Parking : Design	Parking : Location
Changes in Use without proposed additional parking, site modifications, or building additions					X		
Expansions to Surface Parking <sup>1,2</sup>						X	X
Façade Changes <sup>3</sup>			X	X			
Building Additions: Minor (0%-24% of building area <sup>4</sup> )	X		X	X	X	X	
Building Additions: Major (25% or more of building area <sup>4</sup> )	X	X	X	X	X	X	X
New Construction	X	X	X	X	X	X	X

Footnotes:

- (1) Expansions of nonconforming parking facilities up to ten (10) percent may be authorized by the Zoning Official when strict adherence to the Zoning Ordinance would require a secondary parking facility to be built.
- (2) Expansions of nonconforming parking facilities up to twenty-five (25) percent may be authorized by the Planning Commission when strict adherence to the Zoning Ordinance would require a secondary parking facility to be built.
- (3) Applicable to alterations in materials of any façade exceeding 60% of the total wall area.
- (4) Triggers for compliance shall only apply to new building additions.

**B. Procedures & Requirements.** All zoning lots, uses, buildings, and structures shall comply with *Section 3-710* 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 district shall require approval through the applicable site plan review procedure in accordance with *Section 4-004*.

**C. Deviations from approved Site Plan.** Minor changes to the approved final site plan may be approved by the Zoning Official without requiring resubmittal to the Planning Commission or Board of Trustees, as applicable. To qualify for such approval, the applicant or property owner must notify the Zoning Official of any proposed amendments before making the change on site, and the change must comply with all specified conditions of the approved site plan. Where the modifications are not determined to be minor, the site plan shall require resubmittal to the Planning Commission, as applicable, for approval as a site plan amendment. For purposes of interpretation, the following shall be considered minor changes only if the changes continue to comply with the design requirements:

**(1) Height:**

- (A) Minimum and maximum height – up to five (5) percent for any cumulative increase or decrease in building height.

**(2) Siting:**

- (A) Build-to line – up to five (5) ft. forward or backward.
- (B) Minimum percentage built-to – reduction of up to five (5) percent of required length.
- (C) Parking setback line – move forward up to five (5) ft.

**(3) Architectural Elements:**

- (A) Entrances (maximum average spacing) – up to ten (10) percent increase in spacing.
- (B) Fenestration (minimum and maximum percentage) – up to five (5) percent of the previously approved fenestration area.
- (C) Projections – up to five (5) percent of the previously approved projection length.

### 3.710.4. USE

**A. Prohibited Uses.** It is the intent of this Division to specifically prohibit uses which are not listed in this Division as permitted principal use or special approval uses. Subject to the provisions of **ARTICLE II, DIVISION 2-7**, uses that are being conducted upon zoning lots within these zoning districts that are not listed as permitted or special approval uses within the Drayton Plains Central Business District shall be deemed in violation of this Zoning Ordinance.

#### B. Table of Permitted Uses.

Use <i>P – Permitted Principal Use</i> <i>S – Permitted Use after Special Approval</i> <i>W – Permitted Use after Receiving a Determination of Compliance with Wellhead Protection</i> <i>SA – Special Accommodation Use</i>	TC - General	TC - Light	TC - Waterfront	TC - Mixed Residential	TC - Civic
Commercial:					
Commercial Service Establishments with the exception of Banquet and Food Preparation Establishments, Landscaping Maintenance Establishments, and Vehicle (Car) Wash Establishments (See <i>Commercial Service Establishments in Section 1-007</i> )	P	P	P	-	-
Banquet and Food Preparation Establishments (See <i>Commercial Service Establishments in Section 1-007</i> )	-	S	S	-	-
Landscaping Maintenance Establishments (See <i>Commercial Service Establishments in Section 1-007</i> )	S/W	S/W	-	-	-
Office Establishments (See <i>Office Establishments in Section 1-007</i> )	P	P	P	-	-
Retail Establishments with the exception of Vape and Smoking Stores (See <i>Retail Establishments in Section 1-007</i> )	P	P	P	-	-
Vape and Smoking Stores (See <i>Retail Establishments in Section 1-007</i> )	S	S	-	-	-
Nursery Establishments (See <i>Commercial Bulk Vegetation And Soil Resource Establishments in Section</i>	S	S	-	-	-

<i>1-007)</i>					
Commercial Storage Establishments (See Commercial Service Establishments in Section 1-007)	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	-	-
Conference Facilities (See Conference Facilities in Section 1-007)	P	P	P	-	-
Convention Centers (See Convention Center in Section 1-007)	P	P	P	-	-
Local Dry-Cleaning and Drop-Off Dry-Cleaning (See Dry-Cleaning Establishments in Section 1-007)	P/W	P/W	P/W	-	-
Funeral Home Establishments (See Funeral Home Establishments in Section 1-007)	S	S	S	-	-
<b>Use</b> <b>P – Permitted Principal Use</b> <b>S – Permitted Use after Special Approval</b> <b>W – Permitted Use after Receiving a Determination of Compliance with Wellhead Protection</b> <b>SA – Special Accommodation Use</b>	<b>TC - General</b>	<b>TC - Light</b>	<b>TC - Waterfront</b>	<b>TC - Mixed Residential</b>	<b>TC - Civic</b>
Hotels and Motels (with publicly available businesses on the first floor) (See Hotel and Motel in Section 1-007)	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	-	-
Hotels and Motels (without publicly available businesses on the first floor) (See Hotel and Motel in Section 1-007)	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>	-	-
Kennel (with or without 24-hour services or boarding) (See Kennel in Section 1-007)	S	S	S	-	-
Professional Medical Care Offices and Medical Clinics (See Medical Establishments in Section 1-007)	P	P	P	-	-
Entertainment, Light Equipment, and Rent-to-Own Rental Establishments (See Rental Establishments in Section 1-007)	P	P	-	-	-
Resale Establishments with the exception of Pawnshops (See Resale Establishments in Section 1-007)	P	P	P	-	-
Veterinary Clinics (See Veterinary Clinic in Section 1-007)	P	P	P	-	-

Veterinary Hospitals ( <i>See Veterinary Clinic in Section 1-007</i> )	S	S	S	-	-
Car Condo	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	-	-
Restaurants:					
Restaurant Establishments with the exception of Cabaret/Night Clubs ( <i>See Restaurant Establishments in Section 1-007</i> )	P	P	P	-	-
Cabaret/Night Club ( <i>See Restaurant Establishments in Section 1-007</i> )	P	S	S	-	-
Carryout Window accessory to restaurant use ( <i>See Restaurant Establishments in Section 1-007</i> )	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	-	-
Outdoor seating accessory to a restaurant use	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	-	-
Mobile Food Vending ( <i>See Mobile Food Vending in Section 1-007</i> )	P	P	P	-	-
Entertainment and Recreation:					
Competitive Commercial Adventure Game Facilities ( <i>See Entertainment Establishments in Section 1-007</i> )	P	P	P	-	P
Entertainment Activity Centers ( <i>See Entertainment Establishments in Section 1-007</i> )	P	P	P	-	P
<b>Use</b> <b>P – Permitted Principal Use</b> <b>S – Permitted Use after Special Approval</b> <b>W – Permitted Use after Receiving a Determination of Compliance with Wellhead Protection</b> <b>SA – Special Accommodation Use</b>	<b>TC - General</b>	<b>TC - Light</b>	<b>TC - Waterfront</b>	<b>TC - Mixed Residential</b>	<b>TC - Civic</b>
Miniature Golf Facility ( <i>See Entertainment Establishments in Section 1-007</i> )	S	S	S	-	P
Theater ( <i>See Entertainment Establishments in Section 1-007</i> )	S	S	S	-	P
Commercial Marina ( <i>See Marina, Commercial in Section 1-007</i> )	-	-	P	-	P
Outfitters ( <i>See Outfitters in Section 1-007</i> )	P	P	P	-	P
Boat Launch ( <i>See Recreational Facilities in Section 1-007</i> )	-	-	S	-	P
Boat Livery ( <i>See Recreational Facilities in Section 1-007</i> )	S	S	S	-	P
Fitness Center ( <i>See Recreational</i>	P	P	P	-	P

<i>Facilities in Section 1-007)</i>					
Health/Recreation Facility ( <i>See Recreational Facilities in Section 1-007)</i>	P	P	P	-	P
Park (principal use) ( <i>See Recreational Facilities in Section 1-007)</i>	S	S	S	S	P
Park (accessory use) ( <i>See Recreational Facilities in Section 1-007)</i>	P	P	P	P	P
Playground ( <i>See Recreational Facilities in Section 1-007)</i>	S	S	S	S	P
Seasonal Recreational Facility ( <i>See Recreational Facilities in Section 1-007)</i>	S	S	S	S	P
Skateboard Park ( <i>See Recreational Facilities in Section 1-007)</i>	S	S	S	S	P
Sport Playing Field ( <i>See Recreational Facilities in Section 1-007)</i>	S	S	S	S	P
Sport Recreation Facility ( <i>See Recreational Facilities in Section 1-007)</i>	S	S	S	S	P
<b>Institutional:</b>					
Adult Day Care Home ( <i>See Adult Day Care Facilities in Section 1-007)</i>	-	-	-	P	-
Adult Group Day Care Home ( <i>See Adult Day Care Facilities in Section 1-007)</i>	-	-	-	SA	-
Adult Day Care Center ( <i>See Adult Day Care Facilities in Section 1-007)</i>	S	S	S	-	P
Child Day Care Center ( <i>See Child Day Care Facilities in Section 1-007)</i>	S	S	S	-	P
Child Family Day Care Home ( <i>See Child Day Care Facilities in Section 1-007)</i>	-	-	-	P	-
Child Group Day Care Home ( <i>See Child Day Care Facilities in Section 1-007)</i>	-	-	-	S	-
Child Nursery Care ( <i>See Child Day Care Facilities in Section 1-007)</i>	P	P	P	P	P
Cultural Facilities ( <i>See Cultural Establishments in Section 1-007)</i>	P	P	P	S	P
<b>Use</b> <b>P – Permitted Principal Use</b> <b>S – Permitted Use after Special Approval</b>	<b>TC - General</b>	<b>TC - Light</b>	<b>TC - Waterfront</b>	<b>TC - Mixed Residential</b>	<b>TC - Civic</b>

<b><i>W – Permitted Use after Receiving a Determination of Compliance with Wellhead Protection</i></b>					
<b><i>SA – Special Accommodation Use</i></b>					
Educational Facilities ( <i>See Educational Facilities in Section 1-007</i> )	P	P	P	S	P
Elder Care Facilities with the exception of Assisted and Independent Living Facilities ( <i>See Elder Care Facilities in Section 1-007</i> )	S	S	S	-	P
Assisted and Independent Living Facilities ( <i>See Elder Care Facilities in Section 1-007</i> )	P	P	P	P	P
Foster Care Facilities with the exception of Adult Foster Care Medium Group Homes and Adult Foster Care Group Centers ( <i>See Foster Care Facilities in Section 1-007</i> )	P	P	P	P	P
Adult Foster Care Medium Group Homes and Adult Foster Care Group Centers ( <i>See Foster Care Facilities in Section 1-007</i> )	SA	SA	SA	SA	SA
Governmental Facilities ( <i>See Governmental Facilities in Section 1-007</i> )	-	-	-	-	P
Community Institution ( <i>See Institutional Facilities in Section 1-007</i> )	P	P	P	-	P
Family Crisis Shelter ( <i>See Institutional Facilities in Section 1-007</i> )	S	S	S	-	P
Private Club ( <i>See Institutional Facilities in Section 1-007</i> )	P	P	P	-	-
Public Utility Facilities, Neighborhood and Public Utility Hardware ( <i>See Public Utility in Section 1-007</i> )	P	P	P	P	P
Religious Facilities ( <i>See Religious Facilities in Section 1-007</i> )	S	S	S	S	-
Technological Establishments ( <i>See Technological Establishments in Section 1-007</i> )	P	P	P	-	P
Residential:					

Detached, Duplex, Flat, and Single-Family Dwellings ( <i>See Dwellings, Single-Family Duplex in Section 1-007</i> )	-	-	-	P	-
Attached Single-Family Dwellings ( <i>See Dwellings, Single-Family Duplex in Section 1-007</i> )	-	-	S	P	-
Multiple-Family Dwellings (First Floor) ( <i>See Dwellings, Multiple-Family in Section 1-007</i> )	-	-	-	P	-
Multiple-Family Dwellings (Upper Floors) ( <i>See Dwellings, Multiple-Family in Section 1-007</i> )	P	P	P	P	-
Other:					
Daily commercial outdoor sales and display (accessory only)	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	-	P <sup>6</sup>
Overnight commercial outdoor sales, display, or storage (accessory only)	S <sup>7</sup>	S <sup>7</sup>	S <sup>7</sup>	-	P <sup>7</sup>
<b>Use</b> <i>P – Permitted Principal Use</i> <i>S – Permitted Use after Special Approval</i> <i>W – Permitted Use after Receiving a Determination of Compliance with Wellhead Protection</i> <i>SA – Special Accommodation Use</i>	<b>TC - General</b>	<b>TC - Light</b>	<b>TC - Waterfront</b>	<b>TC - Mixed Residential</b>	<b>TC - Civic</b>
Off-street parking as a principal use, including parking decks ( <i>See Parking Facilities in Section 1-007</i> )	S	S	S	-	P
Permitted uses exceeding 50,000 sq ft. of ground floor area.	S	S	S	-	-

### C. Footnotes Governing Permitted Uses.

- (1) Commercial Storage Establishments shall not be the only principal use of a property. Commercial Storage Establishments shall not abut any rights-of-way on the first floor of any building. Commercial Storage Establishments shall only have entrances from the rear of the building.
- (2) No hotel or motel lodging rooms shall be permitted on the ground floor.
- (3) All doors intended to allow vehicles access inside of a building shall be to the rear of the building.
- (4) Carryout Windows shall provide sufficient space to allow for waiting customers without obstructing vehicular access to the site or pedestrian activity along the right-of-way.
- (5) Accessory outdoor seating areas must meet the following requirements:
  - (A) Shall be shown on an approved site plan.
  - (B) Outdoor dining furnishings shall be removed during periods of

seasonal closure.

- (C) Outdoor seating shall be located in a manner to maintain a minimum pathway width of five (5) ft., clear of structures such as light poles, trees, and hydrants, along the sidewalk so as not to interfere with pedestrian traffic. Outdoor dining areas may be either curbside or adjacent to the building front provided that the location change allows an appropriate walking path alignment with neighboring properties as determined by the Township.
- (D) When located in the right-of-way, outdoor seating areas shall require approval from Road Commission of Oakland County or the Michigan Department of Transportation.
- (E) Chairs and tables shall be of quality durable material such as metal, wood, concrete, or high-density polyethylene plastic lumber.
- (F) Outdoor seating areas shall be maintained in a clean and sanitary condition. Waste receptacles shall be provided and maintained in instances where wait staff does not clear all tables.
- (G) The boundaries of outdoor service areas shall be well-defined. This may be accomplished by the use of planters, railings, or walls.
- (H) Additional amplification beyond the levels permitted in **Section 2-206** is prohibited without approval of the Planning Commission.
- (I) The Planning Commission retains the right to revoke outdoor seating approval if all requirements of this section have not been met, or if the operation of such areas are found by the Township to be dangerous or otherwise detrimental to surrounding uses or pedestrian or vehicular traffic. When considering the revocation of an approval for an accessory outdoor seating area, the Planning Commission is to hold a hearing to consider revocation of the approval in accordance with the administrative guidelines for the revocation of licenses established in the **Waterford Code of Ordinances, Licenses and Miscellaneous Business Regulations**.

(6) Daily commercial outdoor sales and display shall be shown on an approved site plan and meet the following requirements:

- (A) Items sold shall be accessory to the principal use.
- (B) If located in the right-of-way, approval from Road Commission of Oakland County or the Michigan Department of Transportation shall be required.
- (C) Be arranged and constructed so as not to pose a hazard to pedestrians and to minimize risk of fire hazard.
- (D) Outdoor storage, sales, or display is restricted to areas shown on an approved site plan.
- (E) Display or storage areas shall also maintain adequate clear area for safe pedestrian circulation along the sidewalk in front of the building, which shall be no less than three (3) ft. wide; provided, however, that the width of the clear area shall in all events meet all applicable state and federal regulations and building codes, including all barrier-free and ADA requirements.

(F) Display or storage areas shall not exceed ten percent of the gross floor area of the principal building, or that portion of the building occupied by the business, or 400 sq ft., whichever is greater.

(7) All retail businesses shall be conducted within a completely enclosed building; provided, however, that a site plan may be approved by the Planning Commission for accessory overnight commercial outdoor sales, display, or storage subject to **Section 4-004**, site plan approval, and the following requirements:

- (A) All storage uses must be fully screened in accordance with **Section 2-207**.
- (B) Items sold shall:
  - (i) Be accessory to the principal use.
  - (ii) Be located on a durable and clean surface and shall be graded and drained to dispose of all surface water.
  - (iii) Be arranged and constructed so as not to pose a hazard to pedestrians and to minimize risk of fire hazard.
- (C) Propane tanks, temporary storage lockers, and similar such outdoor storage shall only be permitted behind the principal building on the approved site plan. Donation bins are prohibited.
- (D) Display or storage areas shall also maintain adequate clear area for safe pedestrian circulation along the sidewalk in front of the building, which shall be no less than three (3) ft. wide; provided, however, that the width of the clear area shall in all events meet all applicable state and federal regulations and building codes, including all barrier-free and ADA requirements.
- (E) All structures associated with temporary outdoor display shall be temporary and removed at the end of the season for storage indoors.

### 3-710.5. DESIGN

#### A. Table of Height Regulations.

	TC General		TC Light		TC Waterfront		TC Mixed-Residential		TC Civic	
Minimum	2 stories	32 ft.	-		-	-	-		-	-
Maximum	4 stories	64 ft.	3 stories	36 ft.	5 stories	60 ft.	2.5 stories/ 4 stories (on properties 2 acres or larger)	30 ft./ 50 ft. (on properties 2 acres or larger)	4 stories	64 ft.
Ultimate Building Height	6 stories	96 ft.	5 stories	60 ft.	-	-	-	-	-	-

(with bonus incentives)									
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## B. Siting.

- (1) **Corner Lots.** Corner lots shall have a front lot line along all applicable rights-of-way.
- (2) **Accessory Structures.** Accessory structures shall be to the rear of the principal building.
- (3) **Table of Siting Regulations** (*Please also refer to Figure VII-73 and Figure VII-74 in ARTICLE VII.*)

	TC General	TC Light	TC Waterfront	TC Mixed-Residential	TC Civic
<b>Maximum Front Yard Setback</b>	0 - 5 ft.	0 - 5 ft.	0 - 5 ft. from the street side	Average of both existing structures to the left and right of the subject lot <sup>1</sup>	-
<b>Frontage Build-To (min.)<sup>2,3</sup></b>	75%	60%	40%	-	-
<b>Frontage Parking Setback</b>	30 ft.	15 ft.	5 ft.	-	-
<b>Side Setbacks (min.)<sup>3</sup></b>	0 ft.	0 ft.	0 ft.	5 ft.	-
<b>Rear Setbacks with publicly accessible walkway, alley, or 6 ft. masonry screening wall (residential only) (min.)<sup>3</sup></b>	0 ft.	5 ft.	20 ft. from the lakeside <sup>4</sup>	10 ft.	-
<b>Rear Setbacks without publicly accessible walkway or alley (min.)<sup>3</sup></b>	12 ft.	17 ft.	35 ft. from the lakeside <sup>4</sup>	20 ft.	-
<b>Abutting single-family detached setback (side or rear)</b>	20 ft.	20 ft.	20 ft.	-	20 ft.
<b>Minimum distance between detached principal buildings within a single lot</b>	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
<b>Maximum residential structures on a lot</b>	-	-	-	One per half acre with a minimum of two	N/A
<b>Maximum dwellings units per gross acre</b>	-	-	-	16 dwelling units	N/A
<b>Ultimate dwellings units per gross acre (with bonus incentives)</b>	-	-	-	18 dwelling units	N/A
<b>Ground Floor Fenestration</b>	40 - 90%	25 - 90%	25 - 90%	-	-
<b>Upper Floors</b>	25 - 70%	25 - 70%	25 - 70%	-	-

<b>Fenestration</b>					
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**C. Footnotes Governing Siting Requirements:**

- (1) In instances where there is only one immediately adjacent existing structure, proposed structures shall meet the setback of the existing structure. In instances where there are no immediately adjacent existing structures, the minimum setback shall be twenty (20) ft.
- (2) The Zoning Official may permit accessible amenities including, but not limited to, park space, permitted outdoor sales and display, seating, outdoor dining areas, or public art to count towards the frontage build-to percentage.
- (3) Clear Vision Areas shall be subject to the jurisdiction of the Road Commission for Oakland County and/or the Michigan Department of Transportation, regardless of any contrary provisions in the Clear Vision Areas ordinance under **Section 2-403**.
- (4) Rear Setbacks applicable to the Towne Center Waterfront District shall apply regardless of any contrary provisions in the Natural Features Preservation ordinance under **Section 2-213** Where dimensional standards for rear setbacks differ, the regulations outlined in **Section 3-710.5** shall take precedence.

**D. Architectural elements.** All applicable developments in the Towne Center-General, Towne Center-Light, and Towne Center-Waterfront zoning districts shall meet the following requirements (*Please also refer to Figure VII-75 in ARTICLE VII*):

- (1) **Fenestration.**
  - (A) Fenestration shall be measured as a percentage of openings per total wall area. The fenestration requirements in **Section 3-710.5.B** apply to all façades abutting a right-of-way.
  - (B) Blank walls exceeding twenty-five (25) linear ft. are prohibited on all façades requiring fenestration below the fourth story.
  - (C) At least one functioning entrance shall be provided along each ground floor façade at intervals not greater than fifty (50) ft., unless otherwise specified.
  - (D) Heavily tinted (darker than seventy (70) percent Visible Light Transmission) and mirrored glass windows are prohibited on the ground floor.
  - (E) Ground floor windows shall be a minimum of two feet above grade.
- (2) **Cornices.**
  - (A) All buildings shall have a prominent and well-defined cornice or fascia at the roofline that visually caps the building, giving the building a finished appearance.
  - (B) All buildings three stories or greater shall also have a prominent and well-defined cornice or fascia on the façade where the ground floor meets the upper floors in order to promote a human-scaled aesthetic.
- (3) **Projections.** Any projections permitted by the Zoning Ordinance shall not encroach into any public rights-of-way without prior approval from the authorizing agency.
  - (A) **Balconies.**
    - (i) Balconies shall not be located within five (5) ft. of any common lot line with an adjacent property.

**(B) Awnings.**

(i) Awnings may project over a sidewalk; however, there must be a minimum of eight (8) ft. clearance provided from the sidewalk. Awnings must not interfere with street trees.

**(C) Stoop/front porch.**

(i) Any building with a residential use on the ground floor shall include a stoop or porch at all entrances adjacent to a right-of-way.

(ii) All porches and stoops shall have a minimum depth of four (4) ft. and a minimum width of six (6) ft.

(D) **Signage.** Projecting blade signs are permitted but must provide a minimum of (eight) 8 ft. of clearance from the sidewalk. See *Section 3-710.5.E* for more on signs.

(E) **Bay windows.** Bay windows shall project no more than thirty-six (36) in. outside the building envelope. Ground-floor bay windows may not project into the right-of-way.

(F) **ADA ramps.** Ramps to improve accessibility to front porches and stoops are permitted to encroach into the front yard setback and shall be built to ADA specifications.

**(4) Lighting.** In addition to the requirements put forth in *Section 2-201*, with the exception of the Towne Center Mixed-Residential zoning district, the following lighting standards must be adhered to:

(A) All exterior lighting must incorporate decorative design elements and be constructed from high-quality materials such as cast aluminum, stainless steel, or copper. The use of plastic fixtures other than the shield is prohibited.

(B) Painted light fixtures must feature a powder-coated finish in matte black, bronze, or dark green to maintain a uniform, upscale appearance and ensure consistency with the intended aesthetic of the District.

(C) Each building entrance must be equipped with an exterior light fixture.

(D) Parking lots shall be adequately lit.

**(5) Building materials.** Natural or durable materials such as brick, stone, marble, or other masonry materials convey durability, timelessness, and continuity in a way that is immediately relatable. Masonry, in particular, offers a familiar size and texture that aligns with the human scale, enhancing the pedestrian experience. These materials also help define a building's overall scale and visual impact.

(A) All exterior surfaces visible from a street, alley, or parking lot must present an attractive appearance. Both street-facing façades on a corner building shall be treated as front façades with generally the same architectural detail.

(B) All building façades abutting right-of-way shall consist of a Primary Building Material that comprises a minimum of forty-five (45) percent of the total façade, and a Secondary Building Material that comprises a minimum of twenty (20) percent of the total façade. Secondary Building Materials may include a Trim Detail that does not exceed five (5) percent

of the total façade.

- (C) Metal and architectural cast foam may be used for building accents or architectural detailing.
- (D) EIFS and pre-cast panels may be used on the second floor and above.
- (E) Vinyl, metal siding, and T1-11 are prohibited as exterior materials, unless for a specialized application approved by the Planning Commission.
- (F) Wall area calculations are exclusive of windows and doors.
- (G) Building materials shall not match in color with the nearest neighboring building within the first one hundred (100) ft. on both sides of the principal building.

## **E. Signs**

### **(1) General requirements.**

- (A) All signs shall also comply with the general sign requirements in **DIVISION 2-5** unless otherwise noted.
- (B) Roof signs and projecting signs may be used in the Drayton Plains Central Business District.
- (C) Every sign shall be part of the architectural concept. Size, color, lettering, logo, graphics, location, materials, and arrangement shall be harmonious with the building design and its surroundings.
- (D) All signs shall be rigid and constructed of durable materials capable of resisting the deleterious effects of weather exposure. Plywood, fiberglass, plastic sheeting, EFIS, vinyl tarp banners, or similar materials are prohibited.
- (E) Address numbers shall be a minimum of four (4) in. and a maximum of eight (8) in. in vertical dimension with a minimum of a half in. stroke width and should be separate from the main signage. Phone numbers and other secondary text such as “dine-in or carry-out” are discouraged, as they serve limited useful communication purposes and unnecessarily contribute to visual clutter.
- (F) Signs may be illuminated internally or externally, provided that the lighting is integrated into the overall sign design and evaluated in accordance with the standards set forth in this Article. Exposed light sources, including visible bulbs or fixtures, are prohibited, except for neon signs or signs designed to resemble neon.
- (G) Businesses with service entrances may identify these with one (1) sign not exceeding two (2) sq ft.
- (H) Temporary banners shall be regulated per the provisions of the sign requirements in the Zoning Ordinance of Waterford Township **DIVISION 2-5**.

### **(2) Wall, Window, and Awning Signs.**

- (A) **Sign Zones.** All wall signs shall be located within a single, external, zone along the façade(s) of a building, provided that it shall be a maximum of four (4) ft. in vertical dimension on the ground floor and two (2) ft. in vertical dimension on any upper floor(s) by any horizontal dimension. The

sign zone may contain multiple individual signs.

- (i) The placement of the sign zone on buildings with multiple tenants shall be consistent across the entire width of the building.
- (B) Awnings may be stenciled with signage.
- (C) Permanent window or door signs/graphics (stenciled, etched, silk screened, hand painted, vinyl letters/images, or similar) are permitted provided such signs do not cover more than thirty (30) percent of any window.
- (D) All wall, window, door, and awning signage shall not collectively exceed thirty (30) percent of the total area of that wall.
- (E) Approval by the Zoning Official is required for all permanent wall, window, door, and awning signage or façade treatment.
- (F) In the interest of artistic expression, window visibility may be fully obstructed only when utilized for public art installations or displays. Displays must be physical, three-dimensional installations. Windows shall not be obstructed through painted or flat coverings.

(3) **Ground signs.** All ground signs shall meet the following requirements:

- (A) Ground signs are prohibited on properties with less than 150 ft. of frontage.
- (B) All ground signs shall meet all applicable requirements in **Section 2-508**.
- (C) Shall not exceed ten (10) ft. in height and 150 sq ft. in total area, including the base, frame, and architectural features.
- (D) The predominant color of the ground sign shall match the primary, secondary, or trim material found in the principal building or be architecturally compatible in style and material with respect to the base, frame, background or other architectural feature.
  - (i) Alternative materials that are visually similar to material used in the principal building, such as synthetic wood, may be approved by the Zoning Official.
  - (ii) EIFS and T1-11 shall not be acceptable materials for ground signs.
  - (iii) Sign message boards, when included, are not required to be compatible with material used in the principal building.
- (A) **Directional signs.** One directional sign may be placed near each approved point of ingress and egress, provided it is located so as not to be a visual obstruction to vehicular and non-motorized traffic. Directional signs shall not exceed four (4) sq ft. in area, shall not exceed four (4) ft. in height, and shall be setback at least fifteen (10) ft. from any public or private right-of-way. Directional signs may be approved by the Zoning Official if they meet the requirements of the sign ordinance, general requirements for the District, and are determined to be necessary to aid the public in navigation and use of the property or zoning district in question. Directional signs shall be crashworthy, in that they are constructed to safely break away or minimize harm during a vehicle collision. Freestanding directional signs shall comply with the Clear Vision Area requirements outlined in **Section 2-403**. The use of freestanding directional signs is discouraged; preference shall be given to directional signage affixed to buildings or structures.

**(4) Projecting signs.** Signs which project outward from the face of the building shall meet the following requirements:

- (A) Text, logos, graphics, and features shall not be raised or routed from the background by more than two (2) in.
- (B) Text shall be of a contrasting color from the background.
- (C) Shall be framed by a finished edge.
- (D) Shall not be an electronic sign.
- (E) Based on the sign type and orientation, each projecting sign shall meet the following standards:

(i) **Pedestrian level projecting signs** or canopy signs shall:

- (1) Be mounted perpendicular (90 degrees) to the building façade.
- (2) Be located entirely between twelve (12) and eight (8) ft. above the pedestrian walkway. Shall not project above the roof line.
- (3) Be securely mounted using ornamental brackets attached to either the building façade or from permanent overhanging canopies. Chain or hinge mounting is prohibited. If wall mounted, the sign shall be located at a maximum of six (6) in. from the wall.
- (4) Be double sided, having text or images on two sides.
- (5) Not exceed six (6) sq ft. per side not including the brackets.

(ii) **Upper-level projecting signs** shall:

- (1) Be mounted perpendicular (90 degrees) to the building façade.
- (2) Be located entirely between twelve (12) ft. and the uppermost point of the building façade. Shall not project above the roof line.
- (3) Be securely mounted to the building façade.
- (4) Be double sided, having text on two sides.
- (5) Be located a maximum of one (1) ft. from the wall.
- (6) Not exceed two (2) ft. in width or six (6) ft. in height.
- (7) Not be wider than it is tall.

(iii) **Roof Signs** shall:

- (1) Not project below the roof line.
- (2) Not exceed thirty-two (32) sq ft.
- (3) Not be more than twice as tall as it is wide.
- (4) Not be an electronic sign.
- (5) Be securely mounted to the building roof.
- (6) Be located a maximum of two (2) ft. from the roof line or highest edge of the immediately adjacent façade of the principal building.
- (7) Not hang over the building façade.

**(5) Wall art.** In the interest of artistic expression, the installation of art pieces, murals, posters, or paintings on the exterior of a building may be allowed at the discretion

of the Zoning Official. Discretion is based on the goal of permitting such art installations to beautify the community with a wide variety of quality art projects. However, if such an installation is primarily for the purpose of advertising a particular brand or business, then it shall be treated as commercial signage and subject to the requirements of this section. Wall art shall be located on the side or rear walls of a principal building.

## **F. Parking and Loading.**

(1) **Purpose and Intent.** Parking and loading requirements must be tailored to their distinct historic environment. As this is the one major neighborhood in Waterford Township that predates the automobile, alternative methods of transportation should be encouraged. The natural flow of foot traffic can significantly benefit business in a mixed-use pedestrian-oriented environment, where establishments thrive most just from direct customers but also unintentional passersby, leading to greater overall success in a thriving local economy. Shared parking creates an opportunity for businesses to collaborate and maximize their available building space, reducing the need for excessive surface parking and improving the overall aesthetic and functionality of the district.

In addition to accommodating these transportation choices, the intent of the parking standards is to streamline the development process and reduce barriers for business owners. By fostering a more business-friendly environment, the goal is to encourage investment in the district.

Excessive or rigid parking requirements can often hinder development and increase costs, which could dissuade businesses from establishing themselves in the area.

Furthermore, the free market should have the flexibility to dictate parking solutions. If a business proves popular and attracts high volumes of customers, it should be the responsibility of that business to provide or facilitate parking accommodations to support their success. Encouraging businesses to assess and address their own parking needs will allow for a more dynamic and responsive approach, ensuring that the market can adapt to changing demands. This ordinance aims to reduce unnecessary bureaucratic hurdles and provide businesses with the flexibility to thrive in the Towne Center zoning districts.

### **(2) Parking Requirements.**

<b>Use</b>	<b>Requirement</b>
Office, Service, and Retail	3 / 1,000 sq ft.
Ultimate Office, Service, and Retail <sup>1</sup>	2.75 / 1,000 sq ft.
Restaurant	5 / 1,000 sq ft.
Ultimate Restaurant <sup>1</sup>	4.75 / 1,000 sq ft.
Hotel/Motel	1 / room
Residential	1.25 / dwelling unit

<sup>1</sup>Parking requirements for Office, Service, Retail, and Restaurant may be reduced using Bonus Elements in accordance with **Section 3-710.5.J.**

### **(3) Parking requirement considerations.**

(A) **Shared parking.** Parking requirements may be met through a shared

parking arrangement with an adjacent property owner who has surplus parking capacity. All shared parking must be located within 600 feet of the use it serves. A recorded easement ensuring continued access, use, and maintenance of the shared parking area shall be filed with the Oakland County Register of Deeds, and a copy shall be submitted to the Township. Both the grantor and grantee of the easement must remain in compliance with the parking standards outlined in this Section.

Cross-access agreements are required between immediately adjacent properties to enable shared driveways and internal circulation, reduce the number of curb cuts, and enhance traffic flow and safety.

**Mixed-use.** In a mixed-use project, the Zoning Official may reduce parking requirements by taking into consideration the proposed land use, peak parking usage periods, and the Institute of Transportation Engineers (ITE) parking generation rates manual. However, the Zoning Official may not reduce these requirements more than the following:

- (i) Ten (10) percent reduction for a mixed-use project composed of residential with service, retail, or restaurant uses.
- (ii) Twenty (20) percent reduction for a mixed-use project composed of residential with office uses.

- (B) **Reductions.** Through site plan review, the Planning Commission may reduce the parking requirement when the applicant can demonstrate, based on supporting documentation provided by the applicant, the parking need for that particular use is less than required by this Ordinance or valet services to a satellite parking lot will be required.
- (C) **Electric Vehicle Charging Stations.** Electric vehicle charging stations shall only be permitted as an accessory use in all parking lots. Parking requirements may be met through spaces dedicated to electric vehicle charging stations.

- (4) **Parking exemption.** The standards described above do not apply for uses within the Parking Exemption area (*Please also refer to Map VII-2 in ARTICLE VII*). While no parking is specifically required for these developments within the Public Exemption area, new projects are encouraged to supply parking if feasible for their anticipated demand.

- (5) **Parking lot screening.** See *Section 3-710.5.I.(4)*.

- (6) **Loading.** Developments with over 10,000 square feet of non-residential floor area shall provide at least 1 off-street loading space, unless waived by the Planning Commission due to site constraints or operational needs and shall meet the following location and screening requirements:
  - (A) Loading areas shall be located to the rear or side of the building and shall not face public streets.
  - (B) All loading areas shall be screened from public view using walls, fences, or landscaping.

(C) Shared loading zones may be approved to meet this requirement where multiple buildings or uses can coordinate deliveries. A recorded easement ensuring continued access, use, and maintenance of the shared loading zone shall be filed with the Oakland County Register of Deeds, and a copy shall be submitted to the Township.

## **G. Parking structure design.**

(1) **Purpose and Intent.** To minimize the visual impact of structured parking decks on the public realm, mitigate nuisances including noise and light, and design decks to be visually compatible with the character of the surrounding development.

(2) **Mixed-Use.** To promote mixed-use development, parking structures may integrate commercial, residential, and other permitted uses, provided that they comply with the design standards outlined in this ordinance.

(3) **Design standards.**

- (A) Spandrel panels or opaque architectural wall systems, a minimum of forty-two (42) in. high, shall be required to screen the view of parked cars and car headlights from the opposite side of the street.
- (B) For all exposed, above-grade parking structures on side streets and alleys, at least fifty (50) percent of the ground floor level must be covered by an architectural screen.
- (C) Parking decks exposed to view shall be subject to the same standards as buildings in terms of massing, form, and building character.
- (D) The use of raw or unfinished concrete as an exterior finish material is prohibited.

## **H. Services.**

- (1) Service and utility hookups visible from the primary street frontage shall be painted to integrate with the façade.
- (2) All dumpster enclosures must comply with **Section 2-802.3**.
- (3) All trashcan bins must be screened from the street level and the screening shall be integrated into the architectural design of the building.
- (4) The shared use of dumpsters is encouraged to minimize visual clutter and improve site aesthetics.
- (5) All roof-mounted equipment shall be screened by parapet walls or a pitched roof of sufficient height to screen rooftop equipment view from the street level, and the screening shall be integrated into the architectural design of the building.

## **I. Screening and Landscaping.**

(1) **Purpose and Intent.** The landscaping initiative enhances the visual appeal of the Township while promoting responsible land use and resource conservation to ensure long-term community resilience and economic stability of the area. Landscaping Best Management Practices (BMPs) are encouraged to reduce maintenance costs and improve both the pedestrian and vehicular experience. These elements shall be integrated into site plans not only as regulatory requirements, but

as purposeful design features that contribute to property value, environmental performance, and the overall quality of life within the community.

(2) **Applicability.** The following developments shall comply with the landscape requirements in this Article:

- (A) New construction on any property requiring Site Plan approval.
- (B) Building additions on any property requiring Site Plan approval.
- (C) Residential Dwellings with one (1) to four (4) units shall only be subject to the requirements of **Section 3-302.8.**
- (D) The Planning Commission may grant a special exception allowing for a reduction or waiver in the landscape area and/or landscape material required under this subsection, but only if such landscaping or screening would serve no useful purpose or would entail substantial noneconomic hardship for the developer relative to achieving the benefits and objectives stated in this subsection.

**(3) Street Trees Along the Right-of-Way Requirements**

- (B) A minimum of one tree with a trunk caliper of at least two and one-half (2.5) inches shall be planted along the right-of-way for each lot, based on the lot's linear frontage.

Lineal Frontage	Trees Required Along ROW
Less than 70 ft.	1
70-104 ft.	2
105-139 ft.	3
140-174 ft.	4
175 ft. or greater	5

(C) Tree

placement shall adhere to species-appropriate spacing requirements and shall include adequate parkway or lawn width between the curb and sidewalk to support healthy growth. Placement shall ensure trees do not obstruct visibility, interfere with utilities, or impede pedestrian circulation.

Tree Species Type	Tree Height	Recommended Distance Between Trees	Required Lawn Width
Small Tree ( <i>Deciduous Subcanopy</i> )	Up to 20 ft.	20 ft.	4-6 ft.
Medium Tree ( <i>Deciduous Canopy and Subcanopy</i> )	20-40 ft.	30 ft.	6-10 ft.
Large Tree ( <i>Deciduous Canopy</i> )	Greater than 40 ft.	35 ft.	Greater than 10 ft.

- (D) Corner lots shall have trees planted along both streets in accordance with the above requirements for each frontage, provided that trees comply with the Clear Vision Area requirements identified in **Section 2-403**.
- (E) Trees shall not be planted closer than 15 feet from any driveway.
- (F) Distances between large deciduous canopy trees and curbs or sidewalks shall be at least five (5) feet.
- (G) If subcanopy trees are to be used as street trees for tight plantings areas and under utility lines, only use species/varieties which can be attractively pruned per township standards (a minimum ground clearance of 15 ft. on the street side and 8 ft. on the non-street side).
- (H) Existing street trees may be counted towards street tree requirements when stated and shown on the Site Plan.
- (I) Street trees shall be planted in the right-of-way between the property line and the street unless the applicant can demonstrate why this is not practical and shows an alternative on the Site Plan. The alternative will be reviewed and may be approved by the Planning Commission.
- (J) Street tree Wells must meet the following requirements:
  - (i) Be made of concrete or brick.
  - (ii) Shall be crashworthy, in that they are constructed to safely break away or minimize harm during a vehicle collision.
  - (iii) Be planted in accordance with MISS DIG and avoid impacts with existing utilities.
  - (iv) Trees planted within the public right-of-way shall be subject to the jurisdiction of the Road Commission for Oakland County and/or the Michigan Department of Transportation, which shall retain the authority to maintain or remove such trees as deemed necessary for public safety, infrastructure maintenance, or operational needs.
  - (v) Appropriate species are selected to minimize damage to infrastructure.
  - (vi) Appropriately sized to match tree species planted.
  - (vii) Appropriate tree root barriers may be required to be installed.
  - (viii) Be irrigated with drip irrigation bubbles until tree is established.
  - (ix) Be planted in raised beds or frames.
  - (x) Be maintained by the adjacent property owner.
  - (xi) Allow for adequate drainage.
- (K) **Species.** Species shall be listed in **Section 2-802.5-8**. Alternative tree species will be reviewed and may be approved by the Planning Commission, provided they meet the following criteria:
  - (i) Are generally resistant to de-icing salts, insects, non-invasive, diseases, damage, and drought.
  - (ii) Provide adequate shade and aesthetics.
  - (iii) Are not anticipated to damage streets, non-motorized pathways, or utility infrastructure with their root or branch systems.
  - (iv) Evergreen tree species shall not be used as street trees. Only deciduous tree species with single leaders are permitted for planting within the public right-of-way or in locations designated for street

trees, in order to maintain adequate visibility, seasonal light penetration, and pedestrian and vehicular safety.

(v) Multi-stemmed street trees are not permitted.

(4) **Parking Area Landscaping and Screening.** In addition to the requirements set forth in **Section 2-802.9.B**, shall also meet the following requirements:

(A) All off-street parking facilities that contain more than one (1) aisle or more than twelve (12) contiguous parking spaces must satisfy a minimum of fifty (50) percent of the parking area's landscaping requirements through the use of landscaped parking islands or landscaped peninsulas and

(i) Include at least one tree of a species appropriate for the width of the landscaped parking island or landscaped peninsula.

(ii) Have the following width minimums:

(1) Where no pedestrian pathway is provided, the minimum width shall be eleven (11) feet.

(2) Where a pedestrian pathway is included, the total minimum width shall be seven (7) feet, with the pedestrian pathway itself being a minimum of five (5) feet in width.

(iii) Shall have curbs. If the island is designed as a vegetated swale or rain garden, inlets may be constructed within the curb to allow for stormwater infiltration. Vegetated swale design shall be approved by the Township Engineer. Landscape designs shall utilize native plant materials which enhance infiltration of storm water.

(iv) Evergreen trees are not allowed in any parking islands.

(B) Salt-tolerant plants material native to the state of Michigan are preferred, where applicable.

(C) All landscaping shall be maintained in a green and growing condition, seasonal conditions considered.

(D) A minimum three (3) ft. wide greenbelt, along with a three (3) ft. masonry knee wall or hedge, must be placed directly between any off-street parking facilities that contain more than three (3) contiguous parking spaces and any adjacent public right-of-way, excluding alleys.

(5) **Transformers/Utility Boxes/Irrigation Control Boxes.** All transformer and utility boxes shall be screened from public view in an attractive manner but shall allow safe access to said facilities.

(A) Size of plant materials at installation shall be of a height equal to the transformer, utility box or irrigation control box.

(B) Screening plant material shall be evergreen or densely branched deciduous shrubs.

(C) A minimum of two (2) ft. separation is required between the structure and the full growth potential of plant material at maturity.

(D) Groundcover is allowed up to the transformer pad, if it is kept below four (4) inches in height.

(E) Doors of transformers must be accessible. No plant materials are to be placed within eight (8) ft. of the front of the doors, but the doors shall be

screened from view.

(F) A detail of transformer screen plantings and locations of all transformers must be provided with the landscape plans.

(G) Safety is the first priority when screening transformers and utility boxes. If plantings are above 2 ft. in height, they cannot be placed in the corner clearance.

(H) A solid fence may be approved if warranted by safety or site limitations.

(6) **Building Perimeter Landscaping and Amenities.** Required in instances where there is a setback of 3 ft. or greater between any building wall and abutting off-street parking facilities or rights-of-way, excluding alleys, and shall also meet the following requirements:

(A) Shall consist of a mixture of landscaping and approved ground cover types.

(B) Plantings shall be in the building setback when the building has a setback of three (3) ft. or greater. Plantings may be in an above grade planter box when the building is setback between three (3) to five (5) ft. from the street fronting property line.

(i) Landscaping, or above grade planter boxes shall comprise a minimum of 30% of the required building perimeter landscaping area and be evenly spaced.

(ii) All above grade planter boxes shall be rigid and constructed of durable materials capable of resisting the deleterious effects of weather exposure, such as concrete or hardwood. Plywood, fiberglass, plastic sheeting, EIFS, or similar materials are prohibited.

(iii) When utilizing an above grade planter box to meet the building perimeter landscaping requirements, ground cover may not be required.

(iv) Landscaping or above grade planter boxes may be reduced by up to 10% at the discretion of the Zoning Official with the addition of accessible amenities including, but not limited to, sidewalks, permitted outdoor sales and display, seating, or freestanding public art.

(v) If installing landscaping or other amenities would reduce the sidewalk width to less than 3 feet between a building wall and adjacent off-street parking facility, the Zoning Official may waive the landscaping requirement and allow pedestrian amenities instead.

(C) Street trees may count towards both street tree and building perimeter landscaping requirements, at the discretion of the Zoning Official.

**(7) Tree and Ground Cover Type Requirements.**

(A) Minimum Size at Planting

Plant Material	Minimum Plant Size	Where Measured
<b>Deciduous Trees</b>	2.5 in. caliper	6" above soil line
<b>Evergreen Trees</b>	6 ft. height	Midpoint between the uppermost whorl and tip of the leader.
<b>Shrubs</b>	24 in. height	Highest point of all canes/branches.
<b>Perennials</b>	1 gal. cont.	-

(B) **Permitted Ground Cover Types.** Native vegetation, perennial and annual flowers, mulch, rocks and stone, wood chips, and grass.

(8) **Residential Buffers.** Required when the property is located directly adjacent to the Towne Center Mixed-Residential zoning district. Buffering shall be required along all property lines separating a multifamily, non-residential use, or a mixed-use development and the Towne Center Mixed-Residential zoning district.

(A) **Buffering Options:**

(i) **Wall**

- (1) Minimum six (6) ft. in height.
- (2) Solid or opaque, and constructed from the following materials: masonry, brick, vinyl, or wood.

(ii) **Berm**

- (1) Berm slopes shall not exceed a four-to-one (4:1) horizontal-to-vertical ratio, with a top width of at least one half ( $\frac{1}{2}$ ) the berm height, and a maximum height of three (3) ft. above the base of the berm.
- (2) Berm slopes shall be stabilized with a combination of trees, shrubs, sod or other evergreen ground covers. Tree/shrub species diversity must be maintained.
- (3) The berm shall be landscaped and maintained in a clean, orderly, and growing condition, considering seasonal circumstances.
- (4) Berms shall be constructed of loam soils with a six (6) in. top layer of topsoil and shall be free of construction materials and debris.
- (5) The berm and landscaping materials shall be irrigated with an underground watering system or have an operational hose bibb within 100 ft. of the landscaping.
- (6) Plant material spacing on berms shall conform to the standards outlined in the Plant Material Spacing Chart below. Spacing requirements shall vary based on the specific plant type and the transitional relationship between adjacent plant materials,

ensuring a cohesive and visually appropriate progression from one plant type to another.

<b>Plant Material Types Spacing (on-center)</b>		TO					
		<b>Large Evergreen Tree</b>	<b>Narrow Upright Evergreen</b>	<b>Deciduous Canopy Tree</b>	<b>Deciduous Subcanopy Tree</b>	<b>Large Shrub</b>	<b>Small Shrub</b>
<b>FROM</b>	<b>Large Evergreen Tree</b>	Min. 15 ft Max. 25 ft	Min. 12 ft	Min. 20 ft	Min. 15 ft	Min. 15 ft	Min. 10 ft
	<b>Narrow Upright Evergreen</b>	Min. 10 ft Max. 15 ft	Min. 2.5 ft Max. 10 ft	Min. 15 ft	Min. 10 ft	Min. 5 ft	Min. 5 ft
	<b>Deciduous Canopy Tree</b>	Min. 20 ft	Min. 15 ft.	Min. 20 ft	Min. 15 ft	Min. 7 ft	Min. 5 ft
	<b>Deciduous Subcanopy Tree</b>	Min. 15 ft	Min. 10 ft	Min. 15 ft	Min. 10 ft	Min. 7 ft	Min. 5 ft
	<b>Large Shrub (6- 15+' tall)</b>	Min. 15 ft	Min. 7 ft	Min. 7 ft	Min. 7 ft	Min. 5 ft Max. 10 ft	Min. 3 ft Max. 6 ft
	<b>Small Shrub (0- 5.9' tall)</b>	Min. 10 ft	Min. 5 ft	Min. 3-5 ft	Min. 5 ft	Min. 5 ft	Min. 3 ft Max. 6 ft

### (iii) Evergreen Screen

- (1) An evergreen screen shall consist of a row of evergreen trees, forming a complete screen as viewed from the adjacent residential property.
- (2) Evergreens shall be a minimum of five (6) ft. in height at the time of planting.

### (iv) Landscape Buffer Area

- (1) **Size.** Shall be a minimum of twenty (20) ft. wide and shall extend along the entire property line.
- (2) **Trees.** Shall include a minimum of one (1) deciduous tree or two (2) evergreen trees per 500 sq ft. of landscape area. If the landscape buffer area is less than 500 sq ft., then one (1) tree shall be required.
- (3) **Shrubs.** Shall include a minimum of six (6) shrubs per 500 sq ft. of landscape area.

### (v) Preserved Woodlands/ Individual Trees

- (1) Applicants shall be required to submit a tree survey, including

trees with a DBH greater than six (6) inches, prepared in accordance with standards established by the Township Engineer. The survey shall include, at a minimum, a unique identification number, species, DBH, and general condition of each tree.

- (2) Shall be a minimum of twenty (20) ft. wide and shall extend along the entire property line abutting the residential property.
- (3) Require at least ninety (90) percent of existing trees six (6) in. in Diameter Breast Height (DBH) or greater to be retained. Exceptions may be considered by the Planning Commission.
- (4) Protective fencing and preservation techniques will be required for all vegetation to be saved where there is a chance that construction activities could damage it. The location of tree protection fencing and the township Protection Fencing Detail are to be shown on the Demolition/Removal Plan and Grading plans. Large masses of protected vegetation should be labeled "To be saved" on the Landscape Plan and on the Demolition/Removal Plan and Grading Plan. No grading, storage materials/equipment, or soil compaction activities shall take place within the Tree Protective Zone/ Critical Root Zone.

(9) **Clear Vision Areas.** All landscaping and screening shall comply with the Clear Vision Area requirements put identified in **Section 2-403.**

(10) **Additional Landscape Requirements:**

- (A) **Utilities.** No deciduous canopy tree, subcanopy tree or evergreen tree shall be planted closer than 15 lateral feet from any overhead utility wire, or closer than 10 lateral feet from any fire hydrant, catch basin or manhole. An effort should also be made to keep all trees at least 5 feet away from underground utility lines.
- (B) **Maintenance.** 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.**
- (C) **Protection of Trees During Construction.** The Critical Root Zone (CRZ) of a tree is referred to as a tree protection zone. For every one (1) in. of Diameter Breast Height (DBH), there should be one and a half (1.5) ft. radius of protection. Appropriate guards shall be maintained around all existing trees to be retained. Remaining trees/naturalized areas to be saved shall have sufficient room for the root structures to be maintained during construction and noted in the Site Plan design. Prior to any land disturbance or construction activity, a physical and highly visible barrier shall be installed around all trees designated for preservation. Acceptable materials for the barrier include plastic construction fencing, snow fencing, or chain-link fencing. The barrier shall be placed at the limits of the Critical Root Zone (CRZ), as determined by the preconstruction

survey, and must remain in place for the duration of construction. In addition, a silt fence shall be installed along the outside perimeter of the protective barrier to control erosion and sediment. A tree protection bond shall be required as a condition of permit approval to ensure compliance with these requirements and to guarantee that preserved trees are adequately protected throughout the construction process.

(D) **Timing of Planting.** All required plant material shall be planted and in healthy condition prior to issuance of a final Certificate of Occupancy. In the event that the development is completed during a time of year when planting is impractical, a temporary Certificate of Occupancy may be issued with a deadline for installing the required landscaping and obtaining a permanent Certificate of Occupancy. A performance guarantee in the amount of the remaining improvements may be required in conjunction with

**Section 4-017.3.**

(E) **Completion of Improvements.** Tree stakes, tree ties, and tree wrap shall be removed after completion of the first growing season.

(11) **Maintenance of Landscaping and Stormwater Infrastructure.** Property owners shall take all reasonable measures to keep all landscaping alive and thriving, and shall provide the following:

(A) **Kept neat.** All landscaping materials, manufactured materials, and Best Management Practices (BMPs) shall be kept in a neat, orderly, and thriving manner, free from debris, refuse, and weeds.

(B) **Removal of plant material.** All diseased, unhealthy, and dead plant material shall be removed immediately and replaced. Replacement landscaping shall be installed at or as close as possible to the size of the landscaping at the time of its removal.

(C) **Minimum height of branches over sidewalk.** A branch hanging over a public sidewalk or street shall be a minimum eight (8) ft and fifteen (15) above grade and shall be maintained by the property owner. This maintenance shall include removal of dead branches or stubs that are, or may become, a menace to people on the public sidewalk or street.

(D) **Tree Topping.** The pruning practice known as Tree Topping is prohibited.

(E) **Tree Pollarding.** The pruning practice known as Tree Pollarding is prohibited unless otherwise approved in writing by the Township.

(F) **Not permitted on publicly owned trees:**

(i) Wearing spurs when climbing trees, unless done by a designated Waterford Township employee or contractor.

(ii) Wires shall not be attached to any tree unless installed by a qualified individual (i.e. ISA Certified Arborist) to help mitigate tree risk.

(iii) Signs shall not be attached to any tree.

(G) **Removal.** Trees shall not be removed from the right-of-way without

written permission from the Zoning Official.

**(12) Impervious Surface Maximums.**

(A) Impervious surfaces shall not exceed fifty (50) percent. The availability of new engineering techniques for stormwater control and Best Management Practices may be utilized to increase the maximum impervious surface on a zoning lot after review and approval by the Township Engineer. The Township Engineer may authorize an increase in the maximum impervious surface for a zoning lot provided that such increases shall not supersede or reduce required yard setbacks, open space, and landscape buffering, and shall conform to the Township Engineering Standards and the following limitations:

- (i) For zoning lots in the Towne Center Mixed-Residential zoning district, the impervious surface for the zoning lot shall not exceed seventy-five (75) percent of the lot area.
- (ii) For all other zoning lots, the impervious surface for the zoning lot shall not exceed ninety (90) percent of the lot area.

(B) **Required Open Space.** All areas not covered by buildings, parking areas, driveways, storage areas, walkways, pedestrian plazas, water surfaces, living vegetation including canopy trees or shrubbery, or other impervious surfaces shall be planted with allowable ground cover types.

**(13) Best Management Practices and Stormwater Management Site Design**

**Amenities.** In the interest of creating multipurpose, flexible spaces that serve both as community features and essential stormwater management, the incorporation of Best Management Practices (BMPs) into the overall site design as functional site amenities is required.

**(A) Design standards.**

- (i) Best Management Practices shall provide both informational signage educating patrons on the BMP employed as well as an amenity in the site's design that, in the opinion of the Zoning Official, provides a benefit beyond the storage of stormwater.
- (ii) Examples of approvable amenities include:

**(1) Permanent Wet Pond:**

- (a) Fountain
- (b) Bench or benches
- (c) Walking path around or over the pond

**(2) Vegetated Swale:**

- (a) Park space
- (b) Bench or benches
- (c) Walking path around or over the pond

**(3) Rain Garden:**

- (a) Traffic calming measures
- (b) Pedestrian buffers
- (c) Bench or benches

**(4) Rooftop Gardens:**

- (a) Patio spaces
- (b) Dog runs

**(14) Pervious Durable Surfaces.** The use of pervious surfaces in site and street design mimics natural groundwater infiltration, decreases the amount of post-construction stormwater runoff, and implements low impact development.

**(A) Pervious Durable Surface Types.** The following types of pervious surfaces may be permitted and are also considered Best Management Practices. These include, but are not limited to:

- (i) Permeable Interlocking Concrete Pavers
- (ii) Resin-Bound Paving
- (iii) Permeable Clay Brick Pavers
- (iv) Permeable Asphalt
- (v) Permeable Concrete
- (vi) Any type not listed but approved by the Township Engineer and Zoning Official.

**J. Bonuses.** Development in this district may incorporate “bonus elements” to be eligible for additional bonus award incentives, not to exceed the Universal Maximum for each standard.

**(1) Bonus Elements.** In order to earn points as indicated in the table below, developments shall incorporate any of the following elements. Compliance with the standards and value of points will be determined by the Zoning Official.

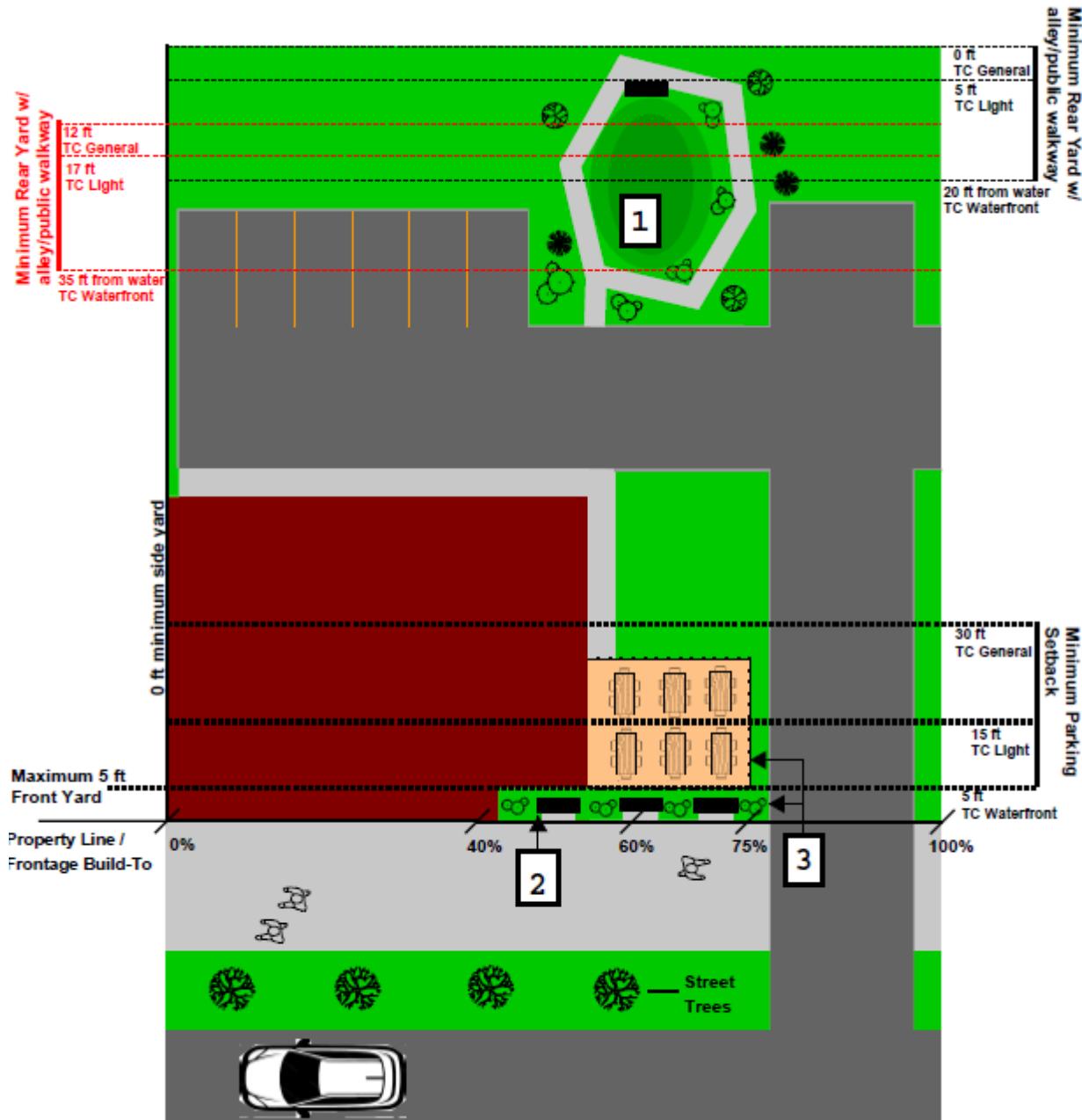
<i>Element</i>	<i>Points</i>
<b>Transit and Pedestrian Amenities</b> On-site public transit and pedestrian amenities, including sheltered seating or substantial rehabilitation or improvement of the streetscape. Easement must be secured	2
<b>Rehabilitation of Historic Structure</b> Significant rehabilitation of on-site historic structure(s) at least fifty (50) years old, including the maintenance of a historic façade	2
<b>Outdoor Public Art</b> Incorporation of substantial free standing public art on-site	1
<b>Sustainable Design</b> On-site provision of substantial design elements that incorporate energy-efficiency and/or green design into construction practices, building design and/or site development	1-4
LEED Certified	1
LEED Silver	2
LEED Gold	3
LEED Platinum	4
<b>Retail of Fresh Goods</b> Providing fresh meat and produce	1
<b>Cross-access</b> Shared connections between adjacent properties with cross-access easements recorded with the Oakland County Register of Deeds to ensure long-term access and maintenance between immediately adjacent properties to enable shared driveways and internal circulation, reduce the number of curb cuts, and enhance traffic flow and safety.	2

(2) **Bonus Awards.** Elements and points can be combined to determine a total sum of bonus awards as outlined below.

<i><b>Award</b></i>	<i><b>Points</b></i>
<b>One Additional Story</b> The number of additional stories shall not exceed the Ultimate Building Height as indicated in the table of height regulations in <i>Section 3-710.5.A.</i>	2
<b>One Half Story</b> The half story shall be 50 percent of the buildable square footage of the top story. The number of additional stories shall not exceed the Ultimate Building Height as indicated in the table of height regulations in <i>Section 3-710.5.A.</i>	1
<b>0.25 Parking Space Rate Reduction</b> Not applicable to Mixed-Use Residential, or Hotel/Motel uses. The reduction may not be reduced further than the Ultimate Parking Requirements in <i>Section 3-710.5.F(2).</i>	2
<b>One Additional Dwelling Unit Per Gross Acre</b> The number of additional dwelling units per gross acre shall not exceed the Ultimate Dwellings Units Per Gross Acre as indicated in the table of siting regulations in <i>Section 3-710.5.B(3).</i>	1

## Section 5 of Ordinance

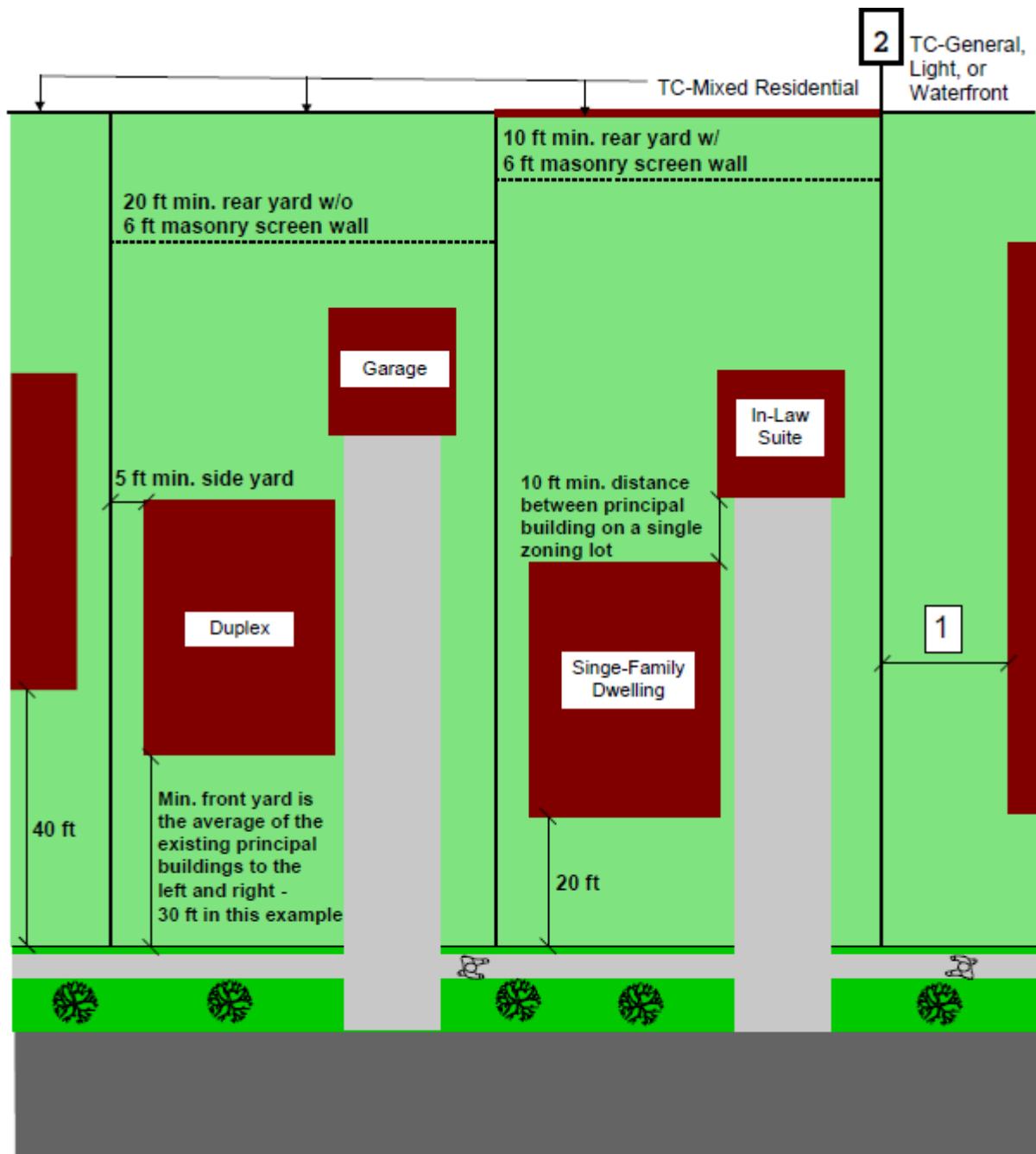
Article VII Graphics is amended to add a new Figure VII-73 Drayton Plains Central Business District Siting Regulations, Commercial, to appear as follows:



1. Amenities benefiting Best Management Practices (bench, walking path, etc)
2. Building perimeter landscaping with seating.
3. Accessible amenities (outdoor dining patio, seating, etc) may count towards the build-to percentage.

## Section 6 of Ordinance

Article VII Graphics is amended to add a new Figure VII-74 Drayton Plains Central Business District Siting Regulations, Residential, to appear as follows:

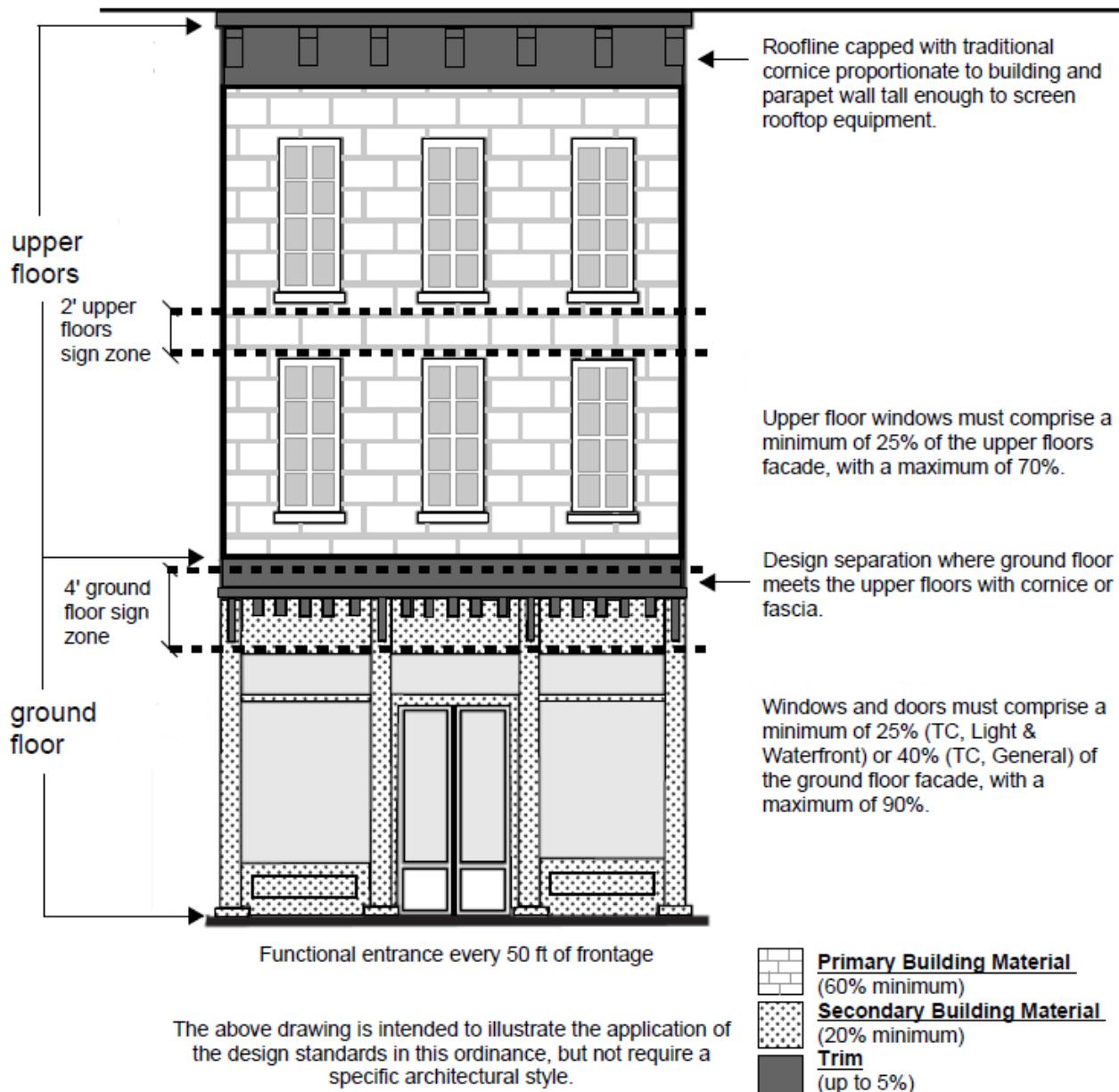


1. 20 ft minimum side and rear setback for any TC-General, TC-Light, or TC-Waterfront property abutting single-family detached residential properties.
2. A residential buffer is required along all property lines separating a multifamily, non-residential use, or mixed-use development and the TC-Mixed Residential zoning district.

Insert

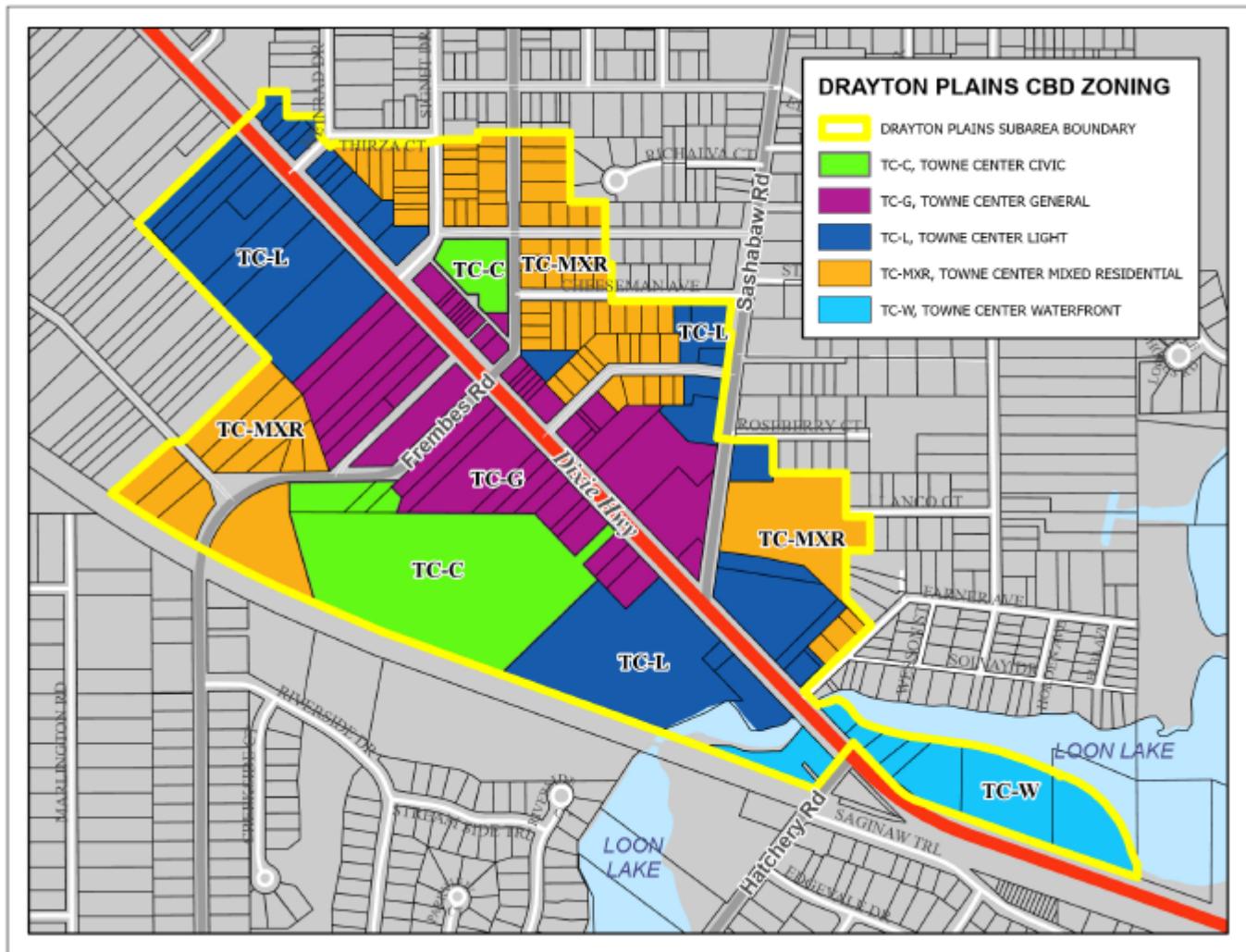
## Section 7 of Ordinance

Article VII Graphics is amended to add a new Figure VII-75 Drayton Plains Central Business Commercial Façade Requirements to appear as follows:



## Section 8 of Ordinance

Article VII Graphics is amended to add a new Map VII-2 Chater Township of Waterford Drayton Plains Central Business District to appear as follows:



### **Section 9 of Ordinance**

Article VII Graphics is amended to add a new Map VII-3 Chater Township of Waterford Parking Exemption to appear as follows:



### **Section 10 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 July 28, 2025.

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Date

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Kimberly F. Markee, Township Clerk



Commissioner Karen Joliat, District 8  
(248) 807-4379 | [JoliatK@OakGov.com](mailto:JoliatK@OakGov.com)

May 20, 2025

Waterford Township Planning Commission  
5200 Civic Center Drive  
Waterford, MI 48329

Dear Planning Commission,

I am writing to express my strong support for the adoption of the proposed Drayton Plains Central Business District Zoning Ordinance. As the county commissioner who represents Waterford Township, I believe this ordinance represents a thoughtful, forward-looking step that will play a critical role in revitalizing and shaping the future of the Drayton Plains area.

Over the past several years, the community has laid the groundwork for a walkable, vibrant, and economically diverse downtown. The designation of the downtown district in the Master Plan signaled a shared commitment to smart growth, placemaking, and the creation of a true town center that reflects the values and aspirations of our residents and local businesses. Now, the time has come to translate those goals into actionable policy through adoption of the Zoning Ordinance.

The proposed Central Business District Zoning Ordinance promotes high-quality, mixed-use development while maintaining flexibility and encouraging a human-scale, urban environment. This ordinance is essential to ensuring that Drayton Plains evolves into a connected and inclusive district. Key elements of the ordinance include support for small businesses, diverse housing options, sustainability guidelines, and improved pedestrian and transit access. Additionally, the ordinance promotes an attractive and cohesive streetscape; permitted uses that foster economic diversity and cultural vibrancy; and clear administrative processes that ensure transparency and predictability for developers and the public.

This ordinance reflects meaningful community engagement and thoughtful planning. It positions Drayton Plains to compete for future investment and to attract residents and visitors who seek dynamic, livable communities.

I strongly urge you to move forward with adoption of the Drayton Plains Central Business District Zoning Ordinance. Thank you for your continued commitment to Waterford's future.

Sincerely,

A handwritten signature in black ink that reads "Karen Joliat". The signature is fluid and cursive, with "Karen" on the top line and "Joliat" on the bottom line.

**Karen Joliat, Commissioner**  
District 8  
Oakland County Board of Commissioners



1130 SYLVERTIS DR / WATERFORD, MI 48328-2028 / 800.332.2248

OUR WORMS CATCH FISH  
OR DIE TRYING.<sup>TM</sup>

July 1, 2025

Dear Waterford Board of Trustees:

I am writing to express my strong support for the proposed rezoning and development of a downtown area in the Dayton Plains district. This initiative represents a vital opportunity to enhance the appeal and functionality of Waterford as a place to work, live, and visit.

At DMF Bait, we recognize that our ability to attract and retain talented employees is closely tied to the quality of life and amenities available in the community. Unfortunately, Waterford currently lacks the vibrant dining, shopping, and entertainment options that professionals and their families seek. Many of our visiting suppliers and customers choose to stay in Troy or Birmingham, where such amenities are abundant, further emphasizing the need for development in Dayton Plains.

As DMF Bait plans for its growth and expansion, we are closely considering what communities can offer to our employees and guests. Waterford has been our home since 1991, and while we are deeply rooted here, we recognize that maintaining a healthy work-life balance for our employees is essential to our continued success. Providing such balance is key to retaining an excellent workforce and building a stronger future for both our company and the community we cherish.

A well-planned downtown district will not only serve as a hub for commerce and recreation but also strengthen Waterford's standing as a desirable locale for both residents and businesses. It will create opportunities for local enterprises, foster community engagement, and improve the overall quality of life. For businesses like ours, this development could be transformative, helping us compete for top-tier talent and elevating our relationships with partners and clients.

In closing, I urge the Board to approve this rezoning and invest in the future of Waterford. Together, we can create a downtown that serves as a source of pride and prosperity for all.

Sincerely,

A handwritten signature in blue ink that reads 'Dan Beaudoin'.

Dan Beaudoin  
DMF Bait, President



May 21, 2025

Dear Members of the Waterford Township Planning Commission,

On behalf of the Waterford Area Chamber of Commerce, I am writing to express our strong support for the proposed zoning ordinance changes establishing the Drayton Plains Central Business District.

As Executive Director of the Chamber of Commerce, I have heard firsthand from our members—small business owners, service providers, and community stakeholders—about the challenges and opportunities facing our local economy. The Drayton Plains initiative represents a bold and thoughtful response to many of those concerns.

The new zoning framework is rooted in years of community outreach, professional planning, and forward-thinking vision. It promotes the very conditions our business community has long requested: streamlined approvals, flexibility in development standards, and a built environment that encourages foot traffic, mixed-use investment, and a stronger sense of place.

Drayton Plains, as Waterford's historic downtown, is uniquely positioned to become the vibrant heart of our township. With a zoning designation that supports higher commercial density, walkability, and aesthetic improvements, this plan will not only preserve but revitalize a significant district. Importantly, it encourages commercial development where it is most appropriate—protecting residential neighborhoods while concentrating economic energy where it belongs.

Moreover, the ordinance reflects modern market realities. It removes unnecessary barriers to investment by right-sizing parking requirements, allowing mixed-use buildings, and supporting redevelopment of underutilized properties. It also incentivizes projects that align with our community values, including sustainability, historical preservation, and public engagement.

Our township is at a crossroads. The population is aging, commercial leakage is significant, and young professionals and entrepreneurs are looking elsewhere for opportunity. This ordinance addresses those concerns head-on and lays the groundwork for long-term economic stability and community identity. The Chamber is committed to supporting this effort and working collaboratively with the Township to attract the kinds of businesses and developments that will thrive in the reimagined Drayton Plains district.

We urge you to adopt the proposed zoning ordinance changes. They are not just a planning tool—they are an economic development imperative.

Sincerely,

*Nikki M. Tippett*

Nikki Tippett  
Executive Director  
Waterford Area Chamber of Commerce

**BOARD OF TRUSTEES**

**Anthony M. Bartolotta, Supervisor**  
**Kim Markee, Clerk**  
**Steven Thomas, Treasurer**  
**Jeff Gilbert, Trustee**  
**Sam Harris, Trustee**  
**Marie E. Hauswirth, Trustee**  
**Gary Wall, Trustee**



5200 Civic Center Drive  
Waterford, Michigan 48329-3773  
Telephone: (248) 674-3111  
[www.waterfordmi.gov](http://www.waterfordmi.gov)

Dear Members of the Planning Commission,

I am writing to express my strong support for the adoption of the proposed Drayton Plains Central Business District Zoning Ordinance.

As a longtime resident of Waterford Township—and as a former business owner, Chamber of Commerce Director, small business development expert, and current Zoning Board of Appeals official and board member—I believe this ordinance represents a thoughtful, forward-looking step that will play a critical role in revitalizing and shaping the future of the Drayton Plains area.

Over the past several years, our community has laid the groundwork for a walkable, vibrant, and economically diverse downtown. The designation of the downtown district in the Master Plan marked a significant milestone for the township, signaling our shared commitment to smart growth, placemaking, and the creation of a true town center that reflects the values and aspirations of our residents and local businesses. Now, the time has come to translate those goals into actionable policy through adoption of the Zoning Ordinance.

The proposed Central Business District Zoning Ordinance builds on that foundation. It promotes high-quality, mixed-use development while maintaining flexibility and encouraging a human-scale, urban environment. Key elements of the ordinance—including support for small businesses, diverse housing options, and improved pedestrian and transit access—are essential to ensuring that Drayton Plains evolves into a connected and inclusive district.

I am particularly encouraged by the ordinance's attention to:

- Design standards that promote an attractive and cohesive streetscape
- Permitted uses that foster economic diversity and cultural vibrancy
- Development guidelines that prioritize walkability, sustainability, and public space
- Clear administrative processes that ensure transparency and predictability for developers and the public

This ordinance reflects meaningful community engagement and thoughtful planning. It positions Drayton Plains to compete for future investment and to attract both residents and visitors who seek dynamic, livable communities.

I respectfully urge you to move forward with adoption of the Drayton Plains Central Business District Zoning Ordinance.

Thank you for your time and your continued commitment to Waterford's future.

Sincerely,

*Marie E. Hauswirth, Trustee  
Charter Township of Waterford*

**With us there are no boundaries**



Waterford Township Planning Commission  
5200 Civic Center Drive  
Waterford, MI 48329

Dear Members of the Waterford Township Planning Commission,

As a business located in the Drayton Plains area, I am writing to voice my strong support for the proposed zoning ordinance changes that would establish the Drayton Plains Central Business District.

For years, our part of Waterford has been full of untapped potential. We've seen how difficult it can be to attract new investment or foot traffic under outdated zoning regulations that don't reflect the way people live, shop, or do business today. The proposed changes offer a refreshing and much-needed update that will make a real difference—not just for business owners like myself, but for the entire community!

By creating a more walkable, mixed-use environment, this ordinance would help revitalize the area and bring new energy to our storefronts. It makes the development and redevelopment process simpler, more efficient, and better aligned with how successful business districts thrive. In particular, I appreciate the flexibility it offers in terms of site design, parking, and the opportunity for residential and commercial uses to coexist. That kind of thoughtful planning is exactly what we need to attract younger residents, encourage local spending, and create a stronger sense of identity for Drayton Plains.

What stands out most is that this proposal didn't come out of a vacuum. It reflects real input from residents, business owners, and stakeholders who care deeply about Waterford's future. As someone who has chosen to invest and continues to invest in this area since 2017, I see the proposed zoning changes as a major step forward—one that respects our history while making room for meaningful growth.

I fully support the Township's vision for a revitalized Drayton Plains and urge you to adopt this ordinance. Our business is ready to grow with the community, and this change will help us all succeed together.

Sincerely,

A handwritten signature in blue ink that reads "David DelFay". The signature is fluid and cursive, with "David" on the top line and "DelFay" on the bottom line.

Direct Cell # 248-361-3989



**Dear Members of the Waterford Township Planning Commission,**

As a business owner in the Drayton Plains area, I am writing to express my strong support for the proposed zoning ordinance changes to establish the Drayton Plains Central Business District.

Waterford has tremendous untapped potential. Outdated zoning regulations have made it difficult to attract new investment and consistent foot traffic—conditions that no longer reflect how people live, shop, and conduct business today. The proposed changes offer a timely and much-needed update that can benefit not only business owners like myself, but the broader community as well.

**When we chose to open Hosel Rockets Golf and Whiskey Lounge in Waterford, we did so with this proposed project in mind.** We saw the promise of the Drayton Plains area and believed in the Township's vision for revitalization. The early discussions around creating a walkable, vibrant, mixed-use district gave us confidence that this was a place where forward-thinking growth would be supported. Our investment was made with the expectation that Waterford would continue to move in this direction, and we are excited to see those plans coming to fruition through this ordinance.

By promoting a more walkable, mixed-use environment, this ordinance has the power to revitalize the area and bring fresh energy to our storefronts. It simplifies the development and redevelopment process, making it more efficient and better aligned with the needs of modern, thriving business districts. I especially value the flexibility the ordinance provides in site design and parking, as well as its encouragement of residential and commercial integration. This kind of forward-thinking planning is essential to attract younger residents, encouraging local spending, and foster a strong identity for Waterford.

What I find most encouraging is that this proposal is rooted in real input from residents, business owners, and community stakeholders—people who care deeply about Waterford's future. As someone who has invested in this area, I see the proposed zoning changes as a significant step forward—one that honors our history while paving the way for sustainable growth.

I fully support the Township's vision for a revitalized Drayton Plains and respectfully urge you to adopt this ordinance. Our business is ready to grow with the community, and these changes will help us all thrive together.

**Sincerely,**

Brad Schmidt  
Hosel Rockets Golf and Whiskey Lounge  
4350 Dixie Highway

**Waterford Planning Commission**  
5200 Civic Center Drive  
Waterford, MI 48329

June 05, 2025

To Whom It May Concern,

As a long-time resident of the Drayton Plains area, I am writing to express my support for the proposed rezoning of our district.

Having lived in this neighborhood for many years, I've witnessed both its strengths and its untapped potential. While the current zoning has served its purpose historically, it has increasingly acted as a constraint—limiting opportunities for thoughtful development, walkability, and the kind of mixed-use character that makes communities vibrant and economically resilient.

I believe this shift will encourage a more people-oriented, walkable, and mixed-use environment, which is exactly what our neighborhood needs to stay relevant and livable in the coming decades.

I hope the Planning Commission and Board of Trustees will approve this rezoning initiative. To accommodate all of us. Our district deserves the opportunity to grow into the best version of itself, and this proposed ordinance provides the tools to do exactly that.

Thank you for your time and consideration.

Sincerely,

The image shows two handwritten signatures. The first signature on the left is "Alan Katkin" and the second signature on the right is "Pam McCoy". Both signatures are in black ink and are somewhat stylized.

Alan Katkin & Pam McCoy  
4709 Dixie Highway



May 21st, 2025

Waterford Township Planning Commission  
5200 Civic Center Drive  
Waterford, MI 48329

Dear Members of the Waterford Township Planning Commission,

As a business located in the Drayton Plains area, I am writing to voice my strong support for the proposed zoning ordinance changes that would establish the Drayton Plains Central Business District.

For years, our part of Waterford has been full of untapped potential. We've seen how difficult it can be to attract new investment or foot traffic under outdated zoning regulations that don't reflect the way people live, shop, or do business today. The proposed changes offer a refreshing and much-needed update that will make a real difference—not just for business owners like myself, but for the entire community.

By creating a more walkable, mixed-use environment, this ordinance would help revitalize the area and bring new energy to our storefronts. It makes the development and redevelopment process simpler, more efficient, and better aligned with how successful business districts thrive. In particular, I appreciate the flexibility it offers in terms of site design, parking, and the opportunity for residential and commercial uses to coexist. That kind of thoughtful planning is exactly what we need to attract younger residents, encourage local spending, and create a stronger sense of identity for Drayton Plains.

What stands out most is that this proposal didn't come out of a vacuum. It reflects real input from residents, business owners, and stakeholders who care deeply about Waterford's future. As someone who has chosen to invest in this area, I see the proposed zoning changes as a major step forward—one that respects our history while making room for meaningful growth.

I fully support the Township's vision for a revitalized Drayton Plains and urge you to adopt this ordinance. Our business is ready to grow with the community, and this change will help us all succeed together.

Sincerely,  
Dennise J. Vidosh

A handwritten signature in black ink that reads "Dennise J. Vidosh".

Green Acres Tree Farm, Inc.  
4645 Dixie Hwy.  
Waterford, Michigan.  
[dennise@greenacrestreefarm.com](mailto:dennise@greenacrestreefarm.com)  
248.705.3036

**From:** [Ann Cramer](#)  
**To:** [Polkowski, Jeffrey](#); [Hauswirth, Marie](#)  
**Subject:** 6/24 Planning Commission Meeting  
**Date:** Tuesday, June 24, 2025 4:26:01 PM

---

Hi Jeff,

I can't attend tonight's meeting, but I'd like to express my support for the Drayton Plains revitalization initiative. Township citizens have expressed interest in a 'downtown' for years; I feel this plan sets us up to accomplish that goal.

Thank you,  
Ann Cramer  
7026 Hatchery  
Waterford, MI 48327

**Waterford Planning Commission**

5200 Civic Center Drive

Waterford, MI 48329

To Whom It May Concern,

As a long-time resident of the Drayton Plains area, I am writing to express my strong support for the proposed rezoning of our district from traditional Euclidean zoning to a Form-Based Code Central Business Zoning District.

Having lived in this neighborhood for many years, I've witnessed both its strengths and its untapped potential. While the current zoning has served its purpose historically, it has increasingly acted as a constraint—limiting opportunities for thoughtful development, walkability, and the kind of mixed-use character that makes communities vibrant and economically resilient.

Form-Based Code offers a far more responsive and context-sensitive framework that emphasizes form and quality of place, rather than separating uses in rigid silos. I believe this shift will encourage a more people-oriented, walkable, and mixed-use environment, which is exactly what our neighborhood needs to stay relevant and livable in the coming decades.

Some of the key benefits I personally support include:

- **Encouraging infill development** and adaptive reuse of underutilized spaces.
- **Prioritizing pedestrian-friendly design** and improved public realm.
- **Increasing housing diversity** to better meet the needs of residents at all stages of life.
- **Stimulating local economic growth** by making it easier for small businesses to thrive.
- **Maintaining the character of the district** while allowing for incremental, organic growth.

I understand that change brings uncertainty, but this rezoning is a chance to direct that change in a positive and deliberate way. It can protect what we value most about our neighborhood—its human scale, accessibility, and sense of place—while allowing it to evolve into a more resilient and inclusive community.

I urge the Planning Commission and Board of Trustees to approve this rezoning initiative. Our district deserves the opportunity to grow into the best version of itself, and this proposed ordinance provides the tools to do exactly that.

Thank you for your time and consideration.

Sincerely,

Pam McCoy  
4709 Dixie Highway

Waterford Township Planning Commission  
5200 Civic Center Drive  
Waterford, MI 48329

Dear Members of the Waterford Township Planning Commission,

As a business located in the Drayton Plains area, I am writing to voice my strong support for the proposed zoning ordinance changes that would establish the Drayton Plains Central Business District.

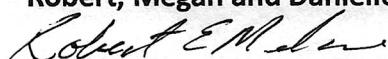
For years, our part of Waterford has been full of untapped potential. We've seen how difficult it can be to attract new investment or foot traffic under outdated zoning regulations that don't reflect the way people live, play, shop, or do business today. The proposed changes offer a refreshing and much-needed update that will make a real difference—not just for business owners like myself, but for the entire community.

By creating a more walkable, mixed-use environment, this ordinance would help revitalize the area and bring new energy to our storefronts. It makes the development and redevelopment process simpler, more efficient, and better aligned with how successful business districts thrive. In particular, I appreciate the flexibility it offers in terms of site design, parking, and the opportunity for residential and commercial uses to coexist. That kind of thoughtful planning is exactly what we need to attract younger residents and aggressive businesses, encourage local spending, and create a stronger sense of identity for the Drayton Plains area.

What stands out most is that this proposal didn't come out of a vacuum. It reflects real input from residents, business owners, and stakeholders who care deeply about Waterford's future. As someone who has chosen to invest in this area, I see the proposed zoning changes as a major step forward—one that respects our history while making room for meaningful growth.

I fully support the Township's vision for a revitalized Drayton Plains and urge you to adopt this ordinance. Our business is ready to grow with the community, and this change will help us all succeed together.

Sincerely,  
**Robert, Megan and Danielle Milner**



248-742-1450

4750 W. Walton Blvd.

Square One Eats & Treats

Waterford Twp. MI 48329  
[square.one@comcast.net](mailto:square.one@comcast.net)

**From:** [Kathleen Schemers](#)  
**To:** [Polkowski, Jeffrey](#)  
**Subject:** Downtown Drayton  
**Date:** Tuesday, June 24, 2025 2:29:27 PM

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Jeff, we cannot be at the meeting tonight as we are in Traverse City, but we are totally in favor of a wonderful downtown area for Waterford. We have attended all the planning sessions and have always been in favor of making our hometown a destination area!

Kathy& Don Schemers  
7000 Hatchery Road  
Waterford, MI 48327  
Sent from my iPhone

**From:** [Jill Wallace](#)  
**To:** [Planning](#)  
**Subject:** Drayton Plans Development  
**Date:** Wednesday, June 25, 2025 1:07:29 PM

---

Hi Jeffery,  
Your presentation at the special Waterford Board meeting last night was very helpful.

I have lived in Waterford for eight years. Tubbs and Crescent cross roads. I moved here so my kids could stay in district to finish high school at Mott. We were previously in West Bloomfield/ Waterford schools.

I don't plan on moving anytime soon and want my property value to sustain if not steadily increase. As your report indicated younger residents need to want to come to and stay in Waterford after the their housing dating period.

Access to a central area with local draw is welcomed. Shared parking and a boulevard would be valuable.

While I can walk to Aldi, CVS and Starbucks, it would be great to have more places to walk for a meal out, groceries, etc. as well as safely ride my bike. Even better to connect to the Clintonville trail in Keego/ Auburn Hills. At the present time if I don't want to ride on Hatchery to Gale Rd or along Williams Lake Rd sidewalks I have to transport my bike to Auburn Hills or Rochester for a trail head.

Wanted to share my thoughts as I did not come to the podium last night. The 85 yr old was hard to follow~ as he gave a powerful piece of history and recommendation to move forward.

Best Regards,  
Jill J. Wallace

248.931.9354

Color Consulting & Interior ReDesign LLC  
~Making Color Personal~

[jilljwallace.wixsite.com/colorjjw](http://jilljwallace.wixsite.com/colorjjw)

[ColorRedesign.shutterfly.com](http://ColorRedesign.shutterfly.com)

[houzz.com/pro/colorredesign/jill-j-wallace-color-redesign](http://houzz.com/pro/colorredesign/jill-j-wallace-color-redesign)

[facebook.com/colorredesign](http://facebook.com/colorredesign)

**From:** [Jill Wallace](#)  
**To:** [Planning](#)  
**Subject:** Drayton Plans Development  
**Date:** Wednesday, June 25, 2025 1:07:29 PM

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Best Regards,  
Jill J. Wallace

248.931.9354

Color Consulting & Interior ReDesign LLC  
~Making Color Personal~

[jilljwallace.wixsite.com/colorjjw](http://jilljwallace.wixsite.com/colorjjw)

[ColorRedesign.shutterfly.com](http://ColorRedesign.shutterfly.com)

[houzz.com/pro/colorredesign/jill-j-wallace-color-redesign](http://houzz.com/pro/colorredesign/jill-j-wallace-color-redesign)

[facebook.com/colorredesign](http://facebook.com/colorredesign)

**From:** [Justin Bentley](#)  
**To:** [Planning](#)  
**Subject:** Drayton Plains Towne Center  
**Date:** Wednesday, June 25, 2025 12:14:46 PM

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Hi,

My name is Justin Bentley and I was able to attend the township Planning Commission Meeting yesterday (6/24/25) but had to leave unexpectedly towards the end of the presentation on the Drayton Plains Towne Center. I really liked everything I saw and was hoping to get any further info on the proposal, including whether open comments are still able to be taken or if there is anything that people like me who would be in favor of this can do to help push it forward (if there wasn't an adverse decision made at the end of yesterday's meeting).

Thank you for any further info or insight you can provide!

Justin Bentley  
2520 Litchfield Dr  
Waterford, MI 48329

**Dear Waterford Twp. Planning Board of Commissioners,**

I am writing as a resident of Waterford Township to express our strong support for the adoption of the proposed Drayton Plains Central Business District Zoning Ordinance.

Over the past several years, our community has worked together to envision a more walkable, vibrant, and economically diverse downtown. The inclusion of a designated downtown district in the Township's Master Plan marked a major step forward, reflecting a shared commitment to smart growth, placemaking, and the creation of a true town center that meets the needs and aspirations of both residents and local businesses. The proposed zoning ordinance is the next essential step in turning that vision into reality.

This ordinance promotes thoughtful, high-quality, mixed-use development that will help breathe new life into the Drayton Plains area. It encourages flexibility and creativity while fostering a human-scale urban environment. Importantly, it supports the kinds of projects and uses that will make our community stronger, more inclusive, and better connected.

We are particularly supportive of the ordinance's focus on:

- Design standards that create a welcoming and attractive streetscape
- Permitted uses that encourage economic opportunity and cultural vibrancy
- Development guidelines that prioritize walkability, sustainability, and public spaces
- Clear, predictable administrative processes that benefit both developers and the public

This proposal is the result of thoughtful planning and meaningful public engagement. It positions Drayton Plains to attract investment and interest from people who value dynamic, livable communities—and we are confident it will contribute to a brighter future for all of Waterford.

We respectfully urge you to adopt the Drayton Plains Central Business District Zoning Ordinance and help move our community forward.

Thank you for your time and for your continued service to Waterford Township.

Sincerely,  
Concerned and Committed Residents of Waterford Township

*Kevin and Renée Lynch*

*4378 S. Shore St.*

**Nikki Tippitt** of 5095 Paula Ave, Clarkston and Executive Director of the Waterford Area Chamber of Commerce offered strong support for the ordinance amendment and stated that the Chamber stands ready to partner with the Township. Ms. Tippitt stated that this is a major step forward to creating a vibrant, walkable and thriving destination for both residents and businesses. We need to attract new, young talent to our area for new business ownership, as well as employment for our existing businesses. A downtown district will encourage thoughtful development, support small businesses and help attract new investment while preserving the unique character in this area.

**Caitlyn Spencer** of 3629 Saginaw Trail stated that her home is within 1 mile walking distance from the proposed area and is in full support of the ordinance amendment. Ms. Spencer stated that she often leaves this area to visit walkable downtown areas in other communities to shop and dine. She would appreciate being able to remain in the Township, keeping the revenue local and increasing the property values for local homeowners.

**Tracy Peterson** of 4500 Kempf St has concerns about parking as she has recently visited the downtown areas in Fenton and Auburn Hills and she would also like to have more walkable areas.

**Director Polkowski** stated that parking isn't significantly paired back, but is looked at more creatively. For example, by implementing shared parking agreements, such as a church and a restaurant, who could share a parking lot since they may use the lot at different time frames.

**Jeffrey O'Neal** of 6429 Saline Dr stated there are many properties in the Township in disrepair and would like to see things that bring up the value of the community and he would like to see more small businesses move to the Township.

**Constance Sisson** of 4304 Sashabaw Rd stated that she is confused about the impacted addresses, 4295 and 4299 listed on Sashabaw Rd, as it seems that the numbers would be close to her home but she lives some distance from Dixie Hwy.

**Director Polkowski** stated that it appears to be a clerical error and staff will correct that.

**Cathy Pumfrey** of 4125 La Forest Dr owns a business in the impacted area on Dixie Hwy inquired how the Township will encourage new businesses to come to the area.

**Director Polkowski** stated that the current ordinances in this district make it difficult for development so they seek to be creative with the proposed ordinance to encourage investors.

**Terry Ball** of 62 Edge Lake Ct recalls the businesses that resided in this area many years ago, this community needs this type of change. Think big and you will have a lot more businesses and people.

**Jan Getty**, owner of a small business at 4678 Dixie Hwy stated that she really enjoys the entrepreneur spirit and is excited about the opportunities created in the subject area, but wondered why the zoning designation change near her property address.

**Director Polkowski** stated that TC-Light is a transitional district to protect the residential zoning, softening the area between the districts with a shorter building height requirement. Rezoning would be a possibility if there was a desire to have a specific site have a more intensive use.

**Lindsey Evans** of 4567 Thirza Ct questioned how properties were selected for the Impacted Properties list, specifically, why her home was in the defined boundary map but the homes across the street from her were not.

**Director Polkowski** stated that when reviewing the area for redevelopment opportunities, the defined boundary was measured where the roads stop being a “spokes on a wheel” start to break apart and the area presents as more suburban. Once it stops being an inter-connected pedestrian network is where the Drayton Plains area ends.

**Chairperson Ray** closed the public hearing at 7:25 p.m.

**Director Polkowski** stated there will be 2 more meetings with the Board of Trustees, where they will introduce the recommendation and then vote on it.

#### **MOTION AND VOTE**

*Moved by Frasca*

*Supported by Wall: Resolved to forward a **favorable** recommendation in Case No. 25-06-02 on to the Township Board, to establish the Drayton Plains Central Business District on the findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by the Township Staff, and members of the public.*

#### **MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE**

**(Ray/yes, Kramer/yes, Sintkowski/yes, Wall/yes, Smith/yes, Frasca/yes, Printz/yes)**  
**(7 - 0)**

#### VII. Discussions

None

#### VIII. Public Comment

**Chairperson Ray** opened the public hearing at 7:28 p.m.

No one from the audience spoke.

**Chairperson Ray** closed the public hearing at 7:28 p.m.

#### IX. All Else

**Commissioner Kramer** stated that Director Polkowski recently wrote an article in the May/June issue of APIMI Michigan Planner magazine about the rebirth of the old Kmart structure on Dixie Hwy and stated that it was thorough, intelligent and comprehensive. Mr. Kramer gave kudos for a well written article.

#### X. Adjourn the Meeting

**Chairman Ray** adjourned the meeting at 7:29 p.m.

#### **Planning Commission Participation Guidelines:**