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**DEVELOPMENT SERVICES
DEPARTMENT**

Jeffrey M. Polkowski, AICP
Director

Rick Hutchinson
Superintendent of Building
Division

Scott Alef
CDBG Coordinator

MEMORANDUM

Date: August 5, 2025
To: Honorable Township Board Members
From: Jeffrey M. Polkowski, Director of Development Services
RE: 2025-Z-013 Text Amendment: Vehicle (Car) Wash Establishments

This proposed ordinance amendment would establish new requirements for vehicle (car) wash facilities in the C-4 zoning district, where they are currently permitted by right. Unlike the C-3 and C-UL districts, where car washes already require special approval, this amendment would bring the C-4 district in line by requiring Planning Commission review. This change would allow the Commission to evaluate proposals on a case-by-case basis and deny them in areas already saturated with similar uses.

The amendment also introduces additional development standards to ensure compatibility with surrounding properties. These include a minimum separation of 5,280 feet (one mile) between car wash facilities, at least 150 feet of site frontage, and a six-foot-high masonry screening wall where the site abuts residential zoning. Access would be limited to streets fronted by Commercial, Office, or Industrial zoning, and approval would be contingent on maintaining compliant circulation, parking, setbacks, and landscaping.

After some consideration, Planning Staff has made the decision to recommend this ordinance amendment due to the intensive nature that vehicle (car) wash facilities may impose on neighboring properties and conflicting land uses. This amendment works to ensure that the quality of life in adjacent residential areas are not adversely affected. A masonry screening wall would serve as an adequate, visual, sound, and safety barrier to any adjacent residential property.

As with all screening requirements township wide, The Planning Commission may grant a special exception allowing for a reduction in required screening, or material required, but only if such screening would serve no useful purpose.

Section 1-007 of the Zoning Ordinance defines vehicle (car) wash facilities as:

Vehicle (Car) Wash Establishment. A commercial service establishment that contains mechanical facilities for the cleaning of vehicles, including properly engineered site drainage systems and sufficient parking area stacking lanes to handle the capacity of the facilities.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed Zoning Ordinance Text Amendment at the regularly scheduled meeting on July 29, 2025 and resolved unanimously to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the July 29, 2025 regular meeting of the Planning Commission, should the Board want to consider adopting the requested Zoning Ordinance Text Amendment, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the August 25, 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.

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

Section 3-705.5 - C-3, General Business District Permitted Uses after Special Approval

3-705.5. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the C-3 district, subject to the review and approval of the use in accordance with Section 4-006 and any conditions hereinafter imposed for each such use:

- A. Cultural facilities (*See Cultural Establishments in Section 1-007*).
- B. Institutional facilities (*See Institutional Facilities in Section 1-007*).
- C. Religious facilities (*See Religious Facilities in Section 1-007*).
- D. Hospitals (*See Medical Establishments in Section 1-007*).
- E. Elder care facilities (*See Elder Care Facilities in Section 1-007*). (Effective 3/2/2021)
- F. Vehicle (car) wash establishments (*See Commercial Service Establishments in Section 1-007*). Subject to all of the following requirements:
 - (1) A minimum of five thousand two hundred eighty (5,280) feet shall be provided between any existing vehicle (car) wash establishments.
 - (2) Shall be contingent upon the subject zoning lot maintaining effective pedestrian and vehicular circulation, required parking, and required setbacks and landscaping after installation of such establishment.
 - (3) A six (6) foot high masonry-screening wall shall be provided along all property lines abutting a residential zoning district.
 - (4) The site shall have a minimum of one hundred fifty (150) feet of frontage.
 - (5) Points of vehicular ingress and egress shall be limited to the thoroughfares having Commercial, Office, or Industrial zoned frontage only.

Section 3-706.3 - C-4, Extensive Business District Permitted Principal Uses

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

- A. Retail establishments (*See Retail Establishments in Section 1-007*), including such establishments with outdoor sales display areas.
- B. Commercial service establishments (*See Commercial Service Establishments in Section 1-007*). **with the exception of vehicle (car) wash establishments.**

Section 3-706.5 - C-4, Extensive Business District Permitted Uses after Special Approval

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

- A. Recreation facilities (*See Recreational Facilities in Section 1-007*) containing both indoor and outdoor facilities.
- B. Commercial storage *establishments* (*See Commercial Storage Establishments in Section 1-007*), provided that all outdoor storage areas associated with such a use shall be located to the rear of the principal building. The Planning Commission may stipulate a reasonable increase of setback requirements to that of a more intensive zoning district as well as additional screening and barriers when the subject zoning lot abuts a residential zoning district.
- C. Flea markets (*See Resale Establishments in Section 1-007*) in conformance with **Section 2-602**.
- D. Outdoor storage as an accessory use for the uses listed in **Sections 3-706.3.A and 3-706.3.B**, provided that all outdoor storage areas associated with such a use shall be located to the rear of the principal building. The Planning Commission may stipulate a reasonable increase of setback requirements to that of a more intensive zoning district as well as additional screening and barriers when the subject zoning lot abuts a residential zoning district.
- E. Adult entertainment uses (*See Adult Entertainment Use in Section 1-007*) in conformance with **Section 2-601 and Section 2-602**.
- F. Pawnshops and second-hand dealers (*See Section 1-006*) in conformance with **Section 2-602**.
- G. Massage Establishments and massage schools (*See Section 1-006*) in conformance with **Section 2-602**.
- H. Elder care facilities (*See Elder Care Facilities in Section 1-007*). (Effective 3/2/2021)
- I. Halfway houses (*See Halfway House in Section 1-007*).
- J. Home display courts (*See Home Display Court in Section 1-007*).
- K. The following uses shall be considered for special approval, provided that the proposed use and site plan receives a determination of compliance with wellhead protection from the Public Works Official as defined and regulated by the Waterford Code of Ordinances prior to consideration by the Planning Commission under this Section:
 - (1) Commercial fueling establishments (*See Commercial Fueling Establishments in Section 1-007*).
 - (2) Propane filling facilities as an ancillary use (*See Use in Section 1-007*) for permitted uses identified in **Sections 3-706.3.A, 3-706.3. 3-706.3.B, and 3-706.3.V**.

- (3) Major vehicle repair facilities (*See Vehicle Repair Facilities in Section 1-007*).
- (4) Fueling facilities as an ancillary use (*See Use in Section 1-007*) for permitted uses identified in *Sections 3-706.3.Q, 3-706.3.T, and 3-706.3.V*.
- (5) Major vehicle repair facilities and outdoor storage of materials and equipment as accessory uses to a public utility building, providing that all outdoor storage areas are located in a rear yard, which may include yard area that may also be a side yard of a corner lot. The Planning Commission may stipulate a reasonable increase of setback requirements to that of a higher intensity use zoning district under **DIVISION 3-8** as well as additional screening and barriers.
- (6) Light equipment rental *establishments* (*See Rental Establishments in Section 1-007*), with outdoor display and storage. (Effective 3/7/23)
- (7) New vehicle dealer, used vehicle dealer, and vehicle broker dealer establishments (*See Vehicle Dealer Establishments in Section 1-007*), with outdoor display and storage. (Effective 3/7/23)
- (8) Nursery establishments (*See Commercial Bulk Vegetation And Soil Resource Establishments in Section 1-007*) with outdoor storage. (Effective 1/30/24)

- L. Kennel (*See Kennel in Section 1-007*). (Effective 5/4/2021)
- M. Medium-scale wind energy systems (*See Alternative Energy System in Section 1-007*), provided that if special approval is granted all MWES components shall be inspected and approved by the Building Official in accordance with Section 4-016.
- N. Restaurant establishments (*See Restaurant Establishments in Section 1-007*) with drive-thru facilities. (Effective 11/30/2021)
- O. Substance abuse care centers (*See Medical Establishments in Section 1-007*). (Effective 7/16/2024)
- P. **Vehicle (car) wash establishments (*See Commercial Service Establishments in Section 1-007*).** Subject to all of the following requirements:
 - (1) A minimum of five thousand two hundred eighty (5,280) feet shall be provided between any existing vehicle (car) wash establishments.
 - (2) Shall be contingent upon the subject zoning lot maintaining effective pedestrian and vehicular circulation, required parking, and required setbacks and landscaping after installation of such establishment.
 - (3) A six (6) foot high masonry-screening wall shall be provided along all property lines abutting a residential zoning district.
 - (4) The site shall have a minimum of one hundred fifty (150) feet of frontage.
 - (5) Points of vehicular ingress and egress shall be limited to the thoroughfares having Commercial, Office, or Industrial zoned frontage only.

Section 3-708.5 - C-UL, Union Lake Business District Permitted Uses after Special Approval

3-708.5. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the CUL district, subject to the review and approval of the use in accordance with Section 4-006 and any conditions hereinafter imposed for each such use:

- A. Vehicle (car) wash establishments (*See Commercial Service Establishments in Section 1-007*). Subject to all of the following requirements:
 - (1) A minimum of five thousand two hundred eighty (5,280) feet shall be provided between any existing vehicle (car) wash establishments.
 - (2) Shall be contingent upon the subject zoning lot maintaining effective pedestrian and vehicular circulation, required parking, and required setbacks and landscaping after installation of such establishment.
 - (3) A six (6) foot high masonry-screening wall shall be provided along all property lines abutting a residential zoning district.
 - (4) The site shall have a minimum of one hundred fifty (150) feet of frontage.
 - (5) Points of vehicular ingress and egress shall be limited to the thoroughfares having Commercial, Office, or Industrial zoned frontage only.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD

ORDINANCE NO. 2025-Z-013

TEXT AMENDMENT TO ZONING ORDINANCE

An Ordinance to amend the Waterford Township Zoning Ordinance No. 135-A (“Zoning Ordinance”) C-3 General Business District, to add requirements for vehicle (car) wash establishments to be permitted uses after special approval.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

Section 3-705.5 of the Waterford Township Zoning Ordinance that lists permitted uses after special approval in the C-3 General Business District shall be amended to add requirements for granting special approval for vehicle was establishments to read as follows:

3-705.5. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the C-3 district subject to the review and approval of the use in accordance with Section **4-006** and any conditions hereinafter imposed for each such use:

Sections A-E unchanged

F. Vehicle (car) wash establishments (*See Commercial Service Establishments in Section 1-007*). Subject to all of the following requirements:

- (1) A minimum of five thousand two hundred eighty (5,280) feet shall be provided between any existing vehicle (car) wash establishments.
- (2) Shall be contingent upon the subject zoning lot maintaining effective pedestrian and vehicular circulation, required parking, and required setbacks and landscaping after installation of such establishment.
- (3) A six (6) foot high masonry-screening wall shall be provided along all property lines abutting a residential zoning district.
- (4) The site shall have a minimum of one hundred fifty (150) feet of frontage.
- (5) Points of vehicular ingress and egress shall be limited to the thoroughfares having Commercial, Office, or Industrial zoned frontage only.

Sections G-S unchanged

Section 2 of Ordinance

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

Section 8 of Ordinance

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

Section 9 of Ordinance

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

Section 10 of Ordinance

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

CERTIFICATION

I certify that this Zoning Ordinance Text Amendment was adopted by a majority vote of the members of the Board of Trustees of the Charter Township of Waterford at a meeting duly called and held on August 25, 2025.

Date

Kimberly Markee, Township Clerk