

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2021-Z-017

TEXT AMENDMENT TO ZONING ORDINANCE

An Ordinance to amend the Waterford Township Zoning Ordinance No. 135-A (“Zoning Ordinance”) Office Zoning Districts, C-1, C-2, C-3, C-4, and C-UL District to require special approval for drive-thru facilities as part of a restaurant establishment.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

Section 3-602.2 of the Waterford Township Zoning Ordinance that lists permitted secondary uses in the Office Zoning Districts, is amended to clarify in section C that restaurant establishments may be permitted in conjunction with office uses, if they do not have drive-thru establishments, to read as follows:

3-602.2. Accessory Buildings, Accessory Structures, and Accessory Uses. The following uses may be permitted in conjunction with office uses in Office districts in the Office Zoning district:

C.(4) Restaurant establishment (See [Restaurant Establishments in Section 1-007](#)) without drive-thru facilities.

Section 2 of Ordinance

Section 3-602.2 of the Waterford Township Zoning Ordinance that lists permitted secondary uses in the Office Zoning Districts, is amended to clarify in section Q that Drive-thru service facilities that are not in conjunction with Restaurant establishments, may be permitted in conjunction with office uses, subject to requirements, to read as follows:

3-602.2. Accessory Buildings, Accessory Structures, and Accessory Uses. The following uses shall be permitted as secondary uses in conjunction with office uses in office districts in the Office Zoning district:

Q. Drive-thru facilities (See [Drive-Thru Service in Section 1-007](#)) that are not in conjunction with restaurant establishments, provided establishment of such service facilities on a zoning lot governed by an approved site plan shall require site plan approval in accordance with Section 4-004.1. Approval of drive-thru service facilities in any zoning district established under this Division 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 service facilities.

Section 3 of Ordinance

Section 3-703.3 of the Waterford Township Zoning Ordinance that lists permitted principal uses in the C-1 Neighborhood Business District, is amended to clarify that Carryout restaurants and fast food delicatessen/sandwich shop restaurants are permitted uses if they are without drive-thru facilities, to read as follows:

3-703.3. Permitted Principal Uses. The following uses shall be permitted as principal uses in the C-1 district:

F. Carryout restaurants and fast food/delicatessen/sandwich shop restaurants (See [Restaurant Establishments in Section 1-007](#)) without drive-thru facilities.

Section 4 of Ordinance

Section 3-703.4 of the Waterford Township Zoning Ordinance that lists permitted as special approval uses in the C-1, Neighborhood District, is amended to add a new subsection D to read as follows:

3-703.4. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the C-1 district:

D. Carryout restaurants and fast food/delicatessen/sandwich shop restaurants (See [Restaurant Establishments in Section 1-007](#)) with drive-thru facilities.

Section 5 of Ordinance

Section 3-704.3 of the Waterford Township Zoning Ordinance that lists permitted principal uses in the C-2 Small Business District, is amended to clarify in section F that Restaurant establishments are permitted uses if they do not have drive-thru facilities, to read as follows:

3-704.3 Permitted Principal Uses. The following uses shall be permitted as principal uses in the C-2 district:

F. Bar/lounges, carryout restaurants and fast food/delicatessen/sandwich shop restaurants (See [Restaurant Establishments in Section 1-007](#)) without drive-thru facilities.

Section 6 of Ordinance

Section 3-704.5 of the Waterford Township Zoning Ordinance that lists permitted uses as special approval uses in the C-2 Small Business District, is amended to add a new subsection D to read as follows:

3-704.5. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the C-2 district:

D. Bar/lounges, carryout restaurants and fast food/delicatessen/sandwich shop restaurants Restaurant establishment (See [Restaurant Establishments in Section 1-007](#)) with drive-thru facilities.

Section 7 of Ordinance

Section 3-705.3 of the Waterford Township Zoning Ordinance that lists permitted principal uses in the C-3 General Business District, is amended to clarify that Restaurant Establishments without drive thru-facilities are permitted principal uses, to read as follows:

3-705.3. Permitted Principal Uses. The following uses shall be permitted as principal uses in the C-3 district:

G. Restaurant establishment (See [Restaurant Establishments in Section 1-007](#)) without outdoor dining patios or drive-thru facilities.

Section 8 of Ordinance

Section 3-705.5 of the Waterford Township Zoning Ordinance that lists permitted uses as special approval uses in the C-3 General Business District, is amended to add a new subsection T 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:

T. Restaurant establishment (See [Restaurant Establishments in Section 1-007](#)) with drive-thru facilities.

Section 9 of Ordinance

Section 3-706.3 of the Waterford Township Zoning Ordinance that lists permitted principal uses in the C-4 Extensive Business District, is amended to clarify Restaurant Establishments without drive thru-facilities are permitted principal uses to read as follows:

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

C. Restaurant establishment (See [Restaurant Establishments in Section 1-007](#)) without drive-thru facilities.

Section 10 of Ordinance

Section 3-706.5 of the Waterford Township Zoning Ordinance that lists permitted uses as special approval uses in the C-4 Extensive Business District, is amended to add a new subsection N to read as follows:

3-706.5. Permitted Principal Uses after Special Approval. The following uses shall be permitted as special approval uses in the C-4 district:

T. Restaurant establishment (See [Restaurant Establishments in Section 1-007](#)) with drive-thru facilities.

Section 11 of Ordinance

Section 3-708.3 of the Waterford Township Zoning Ordinance that lists permitted principal uses in the C-UL Union Lake Business District, is amended to clarify Restaurant Establishments without drive thru-facilities are permitted principal uses to read as follows:

3-708.3. Permitted Principal Uses. The following uses shall be permitted as principal uses in the C-UL district:

J. Restaurant establishment (See [Restaurant Establishments in Section 1-007](#)) with outdoor dining patio services and without drive-thru facilities.

Section 12 of Ordinance

Section 3-708.3 of the Waterford Township Zoning Ordinance that lists permitted uses as special approval uses in the C-UL Union Lake Business District, is amended to add a new subsection H to read as follows:

3-708.5. Permitted Principal Uses after Special Approval. The following uses shall be permitted as special approval uses in the C-UL district:

H. Restaurant establishment (See [Restaurant Establishments in Section 1-007](#)) with outdoor dining patio services and with drive-thru facilities.

Section 13 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 _____, 2021.

Date

Kimberly Markee, Township Clerk