

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD

ORDINANCE NO. 2020-Z-001

TEXT AMENDMENT TO ZONING ORDINANCE

An Ordinance to amend the Waterford Township Zoning Ordinance No. 135-A (“Zoning Ordinance”) Summit Place Overlay Zoning District text to clarify and limit permitted principal uses, clarify approval standards, and modify maximum building heights for certain uses.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

The Waterford Township Zoning Ordinance is amended by the following changes to the indicated subsections of Section 3-709, Summit Place Overlay Zoning District, in Division 3-7, Commercial Zoning Districts:

SECTION 3-709. SUMMIT PLACE OVERLAY ZONING DISTRICT

Subsection 3, Uses Allowed, is amended by changing the first introductory sentence and subsections A and D to read as follows:

- 3. Uses allowed.** Subject to the exceptions and complying with all applicable conditions or requirements identified in this Section, the following uses shall be permitted principal uses in the District:
- A. Permitted principal uses, permitted uses after wellhead compliance, and special approval uses that are listed in Sections 3-702, 3-703, 3-704, 3-705, 3-706, as allowed in the C-1, C-2, C-3, and C-4 Districts, except:
 - (1) Commercial outdoor storage establishments involving the outdoor storage of soil resources, landscaping materials, or landscaping vegetation (as defined under Commercial Bulk Vegetation and Soil Resource Establishments in Section 1-007), which are not allowed.
 - (2) In the underlying C-3 District, the following, which shall remain special approval uses:
 - a. Hospitals.
 - b. Veterinary hospitals.
 - c. Pawnshops and second-hand dealers in conformance with Section 2-602.
 - d. Substance abuse care centers and transitional medical care facilities.
 - e. Massage schools in conformance with Section 2-602.
 - (3) In the underlying C-4 District, the following which shall remain special approval uses:

- a. Adult entertainment uses in conformance with Section 2-601.
 - b. Massage parlors and massage schools in conformance with Section 2-602.
 - c. Halfway houses.
 - d. Home display courts.
 - e. Medium-scale wind energy systems.
 - f. Flea markets in conformance with Section 2-602.
- D. The following permitted principal uses that are listed in Section 3-806 as allowed in the M-1 District.
- (1) Freight handling facilities with direct access, including by an internal street in the District, to a major arterial street.
 - (2) Heavy equipment rental establishments that are conducted within the principal building and do not utilize outdoor display or storage of vehicles, machinery, or equipment.
 - (3) Outdoor storage as an accessory use for freight handling facilities permitted under subsection D (1), with no requirement that such storage be located to the rear of the principal building, but subject to the following:
 - (a) The outdoor storage is in trailers parked in designated trailer parking spaces or truck docks on the site.
 - (b) The outdoor storage is temporary, with stored items to be in the trailer that was or will be used to transport those items to or from the site.
 - (c) The outdoor storage shall not be located in a yard between the principal building for the use and Telegraph Road, Elizabeth Lake Road, Summit Drive, or an adjacent existing residential use.
 - (d) No truck shall be stored on the site for more than 15 consecutive days.

Subsection 7, Dimensional Standards, is amended by changing the Maximum Building Height for HT-1 and M-1 Uses in the Table in subsection A, from 30' to 45' and adding a new subsection F to read as follows:

- F. Site plans shall include and show a metes and bounds legal description and size of the parcel of land proposed for use and development, which shall be considered the zoning lot for purposes of the standards in subsection A.

Subsection 8, Greenbelt and Landscaping Requirements, is amended to add new subsections E, F, and G to read as follows:

- E. In addition to the Greenbelt Requirements in subsection A, a greenbelt five (5') feet in width shall be required along both sides of local streets. The width of any required sidewalk or nonmotorized pathway on the side

of a local street shall not be included in determining compliance with this minimum greenbelt width.

- F. As used in subsection A, property lines also refers to the lot lines of the zoning lot proposed for use and development as described in subsection 7.F.
- G. For purposes of the greenbelts in subsection A for uses listed in the HT-1, HT-2, and M-1 Districts abutting a use which lacks screening approved under this Ordinance:
 - (1) Such a use includes vacant undeveloped land.
 - (2) The width of the greenbelt may be reduced to ten (10') feet where the screening proposed includes a fence wall and landscape plantings between the fence wall and property/zoning lot lines.
 - (3) For a greenbelt abutting vacant undeveloped land, the Planning Commission may allow the installation of the screening and landscaping approved for that greenbelt to be deferred until a site plan for development of the vacant land has been approved, and based on the use, screening and landscaping approved for that site plan, may modify the previously approved greenbelt screening and landscaping.

Subsection 9. Higher Intensity Use Standards, is amended by changing subsection B to read as follows:

- B. Areas for loading/unloading, staging of trucks, trailers and equipment, or outdoor storage shall not be located in a yard adjacent to an existing residential use.

Section 2 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 June 22, 2020.

Date

Kimberly Markee, Township Clerk