

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD

ORDINANCE NO. 2022-Z-007

TEXT AMENDMENT TO ZONING ORDINANCE

An Ordinance to amend the Waterford Township Zoning Ordinance No. 135-A (“Zoning Ordinance”) to clarify that screening walls are required for Drive-Thru Services abutting residential zoning districts in the O-1 and O-2 Zoning District and in the C-1, C-2, C-3, C-4, C-UB and C-UL Zoning Districts.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

The Regulations Applicable to Properties in the O-1 and O-2 Zoning Districts shall be modified in Section 3-602.2 Q of the Zoning Ordinance to read as follows:

2-602.2. Accessory Buildings, Accessory Structures, and Accessory Uses.

- Q. Drive-thru service 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. A six (6) foot high masonry-screening wall shall be provided along all property lines abutting a residential zoning district. The site shall have a minimum of one hundred fifty (150) feet of frontage. Points of vehicular ingress and egress shall be limited to the thoroughfares having Commercial, Office, or Industrial zoned frontage only.

Section 2 of Ordinance

The Regulations Applicable to Properties in the C-1, C-2, C-3, C-4, C-UB and C-UL Zoning Districts shall be modified in Section 3-702.2 Q of the Zoning Ordinance to read as follows:

3-702.2. Accessory Buildings, Accessory Structures, and Accessory Uses.

- Q. Drive-thru service facilities (*See Drive-Thru Service in Section 1-007*), 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. A six (6) foot high masonry-screening wall shall be provided along all property lines abutting a residential zoning district. The site shall have a minimum of one hundred fifty (150) feet of frontage. Points of vehicular ingress and egress shall be limited to the thoroughfares having Commercial, Office, or Industrial zoned frontage only.

Section 3 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 May 23, 2022.

5/24/2022
Date

Kim Markee
Kim Markee, Township Clerk