

MEMO

TO: Northfield Township Planning Commission
FROM: Sally Hodges, AICP
Senior Vice President
SUBJECT: Proposed Lake Overlay District Zoning Ordinance Amendments
DATE: May 10, 2016

At your request, we have adapted the previously discussed provisions for lake lots into a form suitable for adoption into the Zoning Ordinance. The purpose of the new overlay district is to better accommodate the existing lot sizes, setbacks and development patterns in the single family residential areas around Whitmore Lake and Horseshoe Lake. The proposed text that follows would create a new Article in the Zoning Ordinance, the Whitmore Lake/Horseshoe Lake Overlay District.

Proposed Addition of the Following New Zoning District and Text:

ARTICLE XXIII.II. - WLHL—WHITMORE LAKE/ HORSESHOE LAKE OVERLAY DISTRICT

Sec. 36-692. - Purpose.

The purpose of this district is to promote the continued investment in SR-1 and SR-2 zoned single family residential waterfront lots that abut either Whitmore Lake or Horseshoe Lake. It is also the purpose of this district to permit street front yard, side yard, and lakefront rear yard setbacks that reduce nonconformities on these waterfront lots.

Sec. 36-693. - District boundaries.

The WLHL Overlay District is composed of two sub-districts (Whitmore Lake and Horseshoe Lake). The boundaries of the Overlay District shall be displayed on the official zoning map; the applicable sub-district regulations shall be determined by the lake upon which the lot in question fronts.

Sec. 36-694. - Applicability.

The underlying zoning shall remain either SR-1 or SR-2 Single Family Residential District. Except as specifically provided in this article, all requirements of the Zoning Ordinance for the SR-1 and SR-2 Districts shall continue to apply.

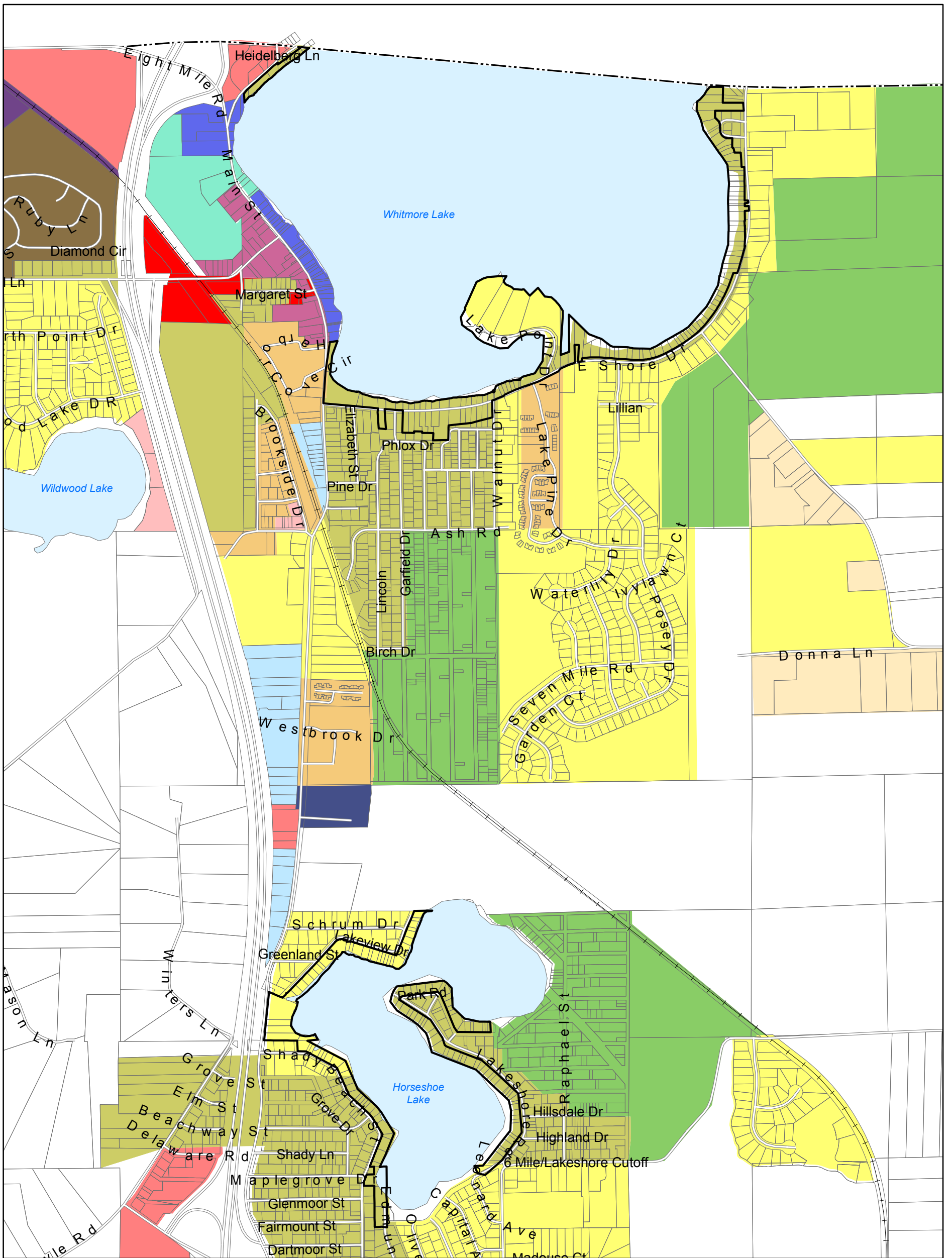
Sec. 36-695. - Setbacks.

The following street front, side and lakefront rear yard setbacks shall apply:

Overlay Sub-district	Setbacks		
	Street Front Yard	Side Yard	Lakefront Rear Yard
Whitmore Lake	10 feet	Each not less than 10 feet *	Not less than 20 feet
Horseshoe Lake	0 feet	Each not less than 10 feet *	Not less than 20 feet

* Where the lot does not comply with the minimum required lot width, the narrowest side yard shall not be less than 5 feet or 15% of the lot width, whichever is greater, and the sum of the two side yards shall not be less than 30% of the lot width.

We look forward to discussing the draft amendments at your upcoming meeting.



Zoning Map - Whitmore Lake/ Horseshoe Lake Overlay District

Northfield Township, Washtenaw County, Michigan

AR - Agricultureure	GI - General Industrial
LR - Low-Density Residential	RTM - Research/Technology/Manufacturing
MR - Multiple-Family Residential	ES - Enterprise Service
MHP - Mobile Home Park	PUD - Planned Unit Development
SR1 - Single-Family Residential	PSC - Planned Shopping Center
SR2 - Single-Family Residential	RC - Recreation Conservation
LC - Local Commercial	WLD-DD - Whitmore Lake Downtown
HC - Highway Commercial	WLD-NV - Whitmore Lake North Village
GC - General Commercial	WLD-W - Whitmore Lake Waterfront
LI - Limited Industrial	WLHL - Whitmore Lake/ Horseshoe Lake Overlay District
	Whitmore Lake/North Territorial Overlay District

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May 10, 2016 0 500 1,000 FEET



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ASSOCIATES

Map Feature Source: Michigan Geographic Data Library, Washtenaw County GIS.
Zoning Layer Source: Beckett & Raeder