

CHARTER TOWNSHIP OF WHITE LAKE
COUNTY OF OAKLAND
AMENDMENT _____ TO ZONING ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF WHITE LAKE BY AMENDING ARTICLE 2.0 DEFINITIONS, ARTICLE 3.0 ZONING DISTRICTS, ARTICLE 4.0 USE STANDARDS, AND ARTICLE 5.0 SITE STANDARDS, ONLY AS PROVIDED FOR HEREIN.

NOW HEREBY the Charter Township of White Lake ordains the following amendments to the White Lake Charter Township Zoning Ordinance:

PART 1: Amend Article 2.0, Section 2.2, Definitions by modifying the following definition as shown below:

~~Freestanding Sign, Monument. A sign no greater than six (6) feet off the ground whose bottom edge is located close to the ground and thereby precludes visibility beneath the sign.~~ **A freestanding sign, in which the entire bottom (base) is in contact with the ground and is independent of any other structure.**

PART 2: Amend Article 3.0, Zoning Districts, Section 3.1.1, Agricultural District, Subsection 3.1.1.D, Special Land Uses, to add the following section as Paragraph 3.1.1.D.xxvii:

xxvii. Animal care facilities, Class II Animal veterinary clinics and hospitals §4.61

PART 3: Amend Article 3.0, Zoning Districts, Section 3.1.10, Planned Development District, Subsection 3.1.10.B.x, Principal Permitted Uses, to read as follows:

x. Restaurants, with and without alcoholic beverages

PART 4: Amend Article 3.0, Zoning Districts, Section 3.1.10, Planned Development District, Subsection 3.1.10.B, Principal Permitted Uses, to add the following section as Paragraph 3.1.10.B.xxvi:

xxvi. Drive-in or drive-thru window service, restaurant §4.17

PART 5: Amend Article 3.0, Zoning Districts, Section 3.1.12, Local Business District, Subsection 3.1.12.C, Special Land Uses, to add the following section as Paragraph 3.1.12.C.vi:

vi. Animal care facilities, veterinary clinics and hospitals §4.6

PART 6: Amend Article 3.0, Zoning Districts, Section 3.6, Dwelling In Nonresidential Districts, to read as follows:

No dwelling unit or units shall hereafter be erected in NB-O, LB, RB, GB, PB, ~~PD~~, ROS, LM, E, or ROP zoned districts. However, a dwelling unit for a watchman or a caretaker or manager may be permitted in said districts in conformance with the specific requirements of the particular district.

PART 7: Amend Article 4.0, Use Standards, Section 4.6, Animal Care Facilities, to add the following district to the Veterinary Clinics and Hospitals Districts Permitted:

Veterinary Clinics and Hospitals: LB, RB and GB

PART 8: Amend Article 4.0, Use Standards, Section 4.6, Animal Care Facilities, to add the following sections as standards J and K:

J. The building shall be adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to surrounding properties.

K. Boarding of small animals shall be permitted as an accessory use, except all boarding shall be conducted within a wholly enclosed building and incidental to such care of an animal.

PART 9: Amend Article 4.0, Zoning Districts, Section 4.16, Convalescent or Nursing Homes, to read as follows:

A convalescent, nursing, rest home, or home for the elderly may be permitted in the AG (Agricultural), PD (Planned Development), and RM-1 and RM-2 (Multiple-Family) districts, subject to the following:

- A. All vehicular ingress and egress shall be directly onto a major or minor arterial.
- B. The minimum site size shall be ten (10) acres in AG districts and five (5) acres in RM-1 and RM-2 districts.
- C. All buildings shall be set back at least 75 feet from all property lines.
- D. All parking and service areas shall be screened from view of an adjoining residential district, as approved by the Planning Commission.

PART 10: Amend Article 4.0, Use Standards, Section 4.17, Drive-In or Drive-Thru Window Service, to add the following district to the Restaurants Permitted Districts:

Restaurants: RB, GB, PB, NMU, TC, PG, PD

PART 11: Amend Article 4.0, Use Standards, to add Class II Animal veterinary clinics and hospitals as Section 4.61:

Class II Animal veterinary clinics and hospitals

1. Class II animal care facilities in AG may be permitted on a lot with a minimum area of 10 acres and a minimum width of 300 feet.
2. The facility shall be operated by a licensed or registered veterinarian.

3. Animals shall not be boarded or lodged except for short periods of observation incidental to care or treatment.
4. Any building or corral for the keeping of animals shall maintain a minimum setback of 100 feet from any property line.
5. All animal waste, refuse, and manure shall be stored within an enclosed building or within odor-proof closed containers a minimum of 100 feet from any property line.
6. The facility shall not be advertised by signage on the property.
7. Off-street parking facilities to satisfy average parking needs shall be provided.
8. The Planning Commission shall have the right and authority to impose additional restrictions and conditions as may be necessary for the protection of the health, safety, and welfare of surrounding property owners and to ensure any noise, odors, traffic, or other incidental activities have a minimal impact upon the neighborhood in which the facility is located, including, but not limited to, hours of operation.
9. Any use permitted by the Township under this section shall terminate immediately when the lot area or lot width requirements herein set forth are decreased in any manner or the provisions of this ordinance violated.

PART 12: Amend Article 5.0, Site Standards, Section 5.9, Signs, Subsection 5.9.J.i to strike the last sentence from Subsection 5.9.J.i.a:

~~Freestanding signs shall not be located closer than one hundred (100) feet to any property line of any adjacent residential district.~~

PART 13. Conflicts.

If any provision of the White Lake Township Code conflicts with this amendment to the regulations, the most restrictive provision shall be applied.

PART 14. Severability.

Should any section or part of this ordinance be declared unconstitutional, null or void by a court of competent jurisdiction, such declaration shall not have any effect on the validity of the remaining sections or parts of this ordinance.

PART 15. Adoption.

A public hearing on this Ordinance was held before the Planning Commission of the Charter Township of White Lake at a regular meeting held on Thursday, _____, 2021. This Ordinance was adopted by the Township Board of the Charter Township of White Lake at a meeting duly called and held on the ____ day of _____, 2021, and ordered to be published as prescribed by the law.

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting Clerk of White Lake Charter Township, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said Township at a meeting held on the ____ day of _____, 2021, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required under the Open Meetings Act.

Rik Kowall, Supervisor

Anthony Noble, Clerk

Dated: _____

Dated: _____