

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.

MEMO

TO: Board of Trustees
Northfield Township

FROM: Sally Hodges, AICP, Senior Vice President
McKenna Associates

SUBJECT: Recommendation to Amend the Zoning Ordinance to Create the WLHL - Whitmore Lake and Horseshoe Lake Overlay District

DATE: July 7, 2016

Because of the number of setback variance requests originating from owners of lakefront single family residential parcels, the Planning Commission studied the pattern of building setbacks around the three main lakes in the Township. The Commission concluded that significant relief would be created for the land owners if the street front and side yard setbacks were decreased on those lakefront lots zoned SR-1 and SR-2 around Whitmore and Horseshoe Lakes. The lots around Wildwood Lake generally comply with the setbacks as is.

In the WLHL Overlay District around Whitmore Lake, the minimum street front yard setback would be 10 ft., side yards not less than 10 ft., and the lake front rear yard would be increased from the current 20 ft. to 25 ft. to match the water front buffer required under other sections of the Zoning Ordinance. Around Horseshoe Lake, the setbacks would be the same as Whitmore Lake, except that the minimum street front yard setback would be 0 ft.

On July 6, 2016 the Planning Commission held a public hearing and recommended approval of the proposed new ARTICLE XXIII.II – WLHL – WHITMORE LAKE/HORSESHOE LAKE OVERLAY DISTRICT as included in your packet. We respectfully request that you approve the proposed amendments.

ORDINANCE NO. _____

NORTHFIELD TOWNSHIP, WASHTENAW COUNTY MI

AN ORDINANCE OF THE BOARD OF TRUSTEES OF NORTHFIELD TOWNSHIP, MICHIGAN, TO AMEND THE ZONING ORDINANCE TO ADD A NEW WHITMORE LAKE/HORSESHOE LAKE OVERLAY DISTRICT

Whereas, The Planning Commission reviewed the Township's lake front residential lots for compliance with the setback requirements of the Township Zoning Ordinance's SR-1 and SR-2 Districts; and,

Whereas, The Planning Commission wishes to allow the single family residential owners of those lots to continue to use and improve them a manner typical of lake front properties and to reduce the need for variances; and,

Whereas, The Planning Commission held a public hearing and recommended approval of the following amendments.

Now, therefore, be it ordained by the Northfield Township Board of Trustees that the Township Zoning Ordinance be amended to add a new Article as follows:

Section 1. ARTICLE XXIII.II. - WLHL—WHITMORE LAKE/ HORSESHOE LAKE OVERLAY DISTRICT

Sec. 36-692. - Purpose.

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Section 2: Miscellaneous

If any portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of any other portion of this Ordinance.

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency. Provided, however, that such repeal shall be only to the extent of such inconsistency, and in all other respects the ordinances or parts of ordinances are hereby ratified, re-established and confirmed.

Section 3: Effective Date

The provisions of this Zoning Ordinance amendment are hereby ordered to take effect the day following its publication in a newspaper of general circulation within the Township. This Ordinance is hereby declared to have been adopted by the Township Board of Trustees of the Township of Northfield in a meeting duly called and held on this 12th day of July, 2016.

**TOWNSHIP OF NORTHFIELD,
WASHTENAW COUNTY, MICHIGAN**

Marilyn Engstrom, Supervisor

ATTEST:

Angela Westover, Clerk

I, Angela Westover, Northfield Township Clerk, hereby certify as follows:

- A. The above Ordinance was passed by the Northfield Township Board of Trustees on the 12th day of July, 2016. The names of the members voting thereon and how each member voted was as follows:

Yeas:

Nays:

Absent

- B. A true copy of the above Ordinance was published in Ann Arbor News, a newspaper circulating within the Township, on the ___th day of ___, 2016, and;

- C. The effective date of the above Ordinance is the ___th day of ___ 2016.

NORTHFIELD TOWNSHIP BOARD

By: _____

Angela Westover, Clerk