

MEMO

TO: Northfield Township Planning Commission
FROM: Sally Hodges, AICP, Senior Vice President
SUBJECT: Proposed Zoning Ordinance Amendments re. Churches
DATE: March 17, 2016

The proposed amendments and text for consideration at the public hearing are presented below. After taking public comment and considering any changes you wish to make, the appropriate action would be for the Commission to recommend approval of the amendments to the Township Board.

- 1. Amend ARTICLE IX SR-2 - SINGLE FAMILY RESIDENTIAL DISTRICT, Section 36-247. Conditional uses to add churches and cemeteries as conditional uses.**

Add the following new subsections to Section 36-247. Conditional uses:

- (7) A church, synagogue, cathedral, mosque, temple or other building used for public worship.
- (8) A cemetery.

- 2. Amend ARTICLE XII WLD - WHITMORE LAKE DISTRICT, Section 36-340. Uses permitted to change commercial recreation facilities from a use permitted to a use subject to conditional use approval.**

Make the following changes in the Permitted Uses table in Section 36-340, subsection (b):

	WLD-D	WLD-W	WLD-NV
Commercial recreation facilities, including indoor theaters, bowling alleys, skating rinks, racket clubs	PC	PC	PC

- 3. Amend ARTICLE XIII LC - LOCAL COMMERCIAL DISTRICT, Section 36-364. Conditional Uses to add churches and cemeteries as conditional uses.**

Add the following new subsections to Section 36-364. Conditional uses:

- (10) A church, synagogue, cathedral, mosque, temple or other building used for public worship,
- (11) A cemetery.

- 4. Amend ARTICLE XIV GC - GENERAL COMMERCIAL DISTRICT to change commercial recreation facilities from a permitted use to a conditional use, and to add churches and cemeteries as conditional uses.**

Remove the following subsection (4) from Section 36-390. Permitted uses, and renumber the subsequent subsections accordingly:

~~(4) Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.~~

Add the following new subsections to Section 36-391. Conditional uses.

- (22) Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.
- (23) A church, synagogue, cathedral, mosque, temple or other building used for public worship.
- (24) A cemetery.

- 5. Amend ARTICLE XV HC - HIGHWAY COMMERCIAL DISTRICT Section 36-415. Conditional uses to allow churches and cemeteries as conditional uses.**

Add the following new subsections to Section 36-415. Conditional uses.

- (9) A church, synagogue, cathedral, mosque, temple or other building used for public worship.
- (10) A cemetery.

- 6. Amend ARTICLE XX ES - ENTERPRISE SERVICE DISTRICT to change commercial recreation facilities from a permitted use to a conditional use, and to add churches and cemeteries as conditional uses.**

Remove the following subsection (2) from Section 36-563. Permitted uses, and renumber the subsequent subsections accordingly.

~~(2) Commercial recreation facilities, including indoor theaters, bowling alleys, skating rinks, racket clubs.~~

Add the following new subsections to Section 36-564. Conditional uses.

- (5) Commercial recreation facilities, including indoor theaters, bowling alleys, skating rinks, racket clubs.
- (6) A church, synagogue, cathedral, mosque, temple or other building used for public worship,
- (7) A cemetery.

- 7. Amend ARTICLE XXI PSC - PLANNED SHOPPING CENTER DISTRICT to change bowling alleys, theaters and skating rinks from permitted uses to conditional uses, and to add churches and cemeteries as conditional uses.**

Revise Section 36-596 Permitted uses, subsection (12) to remove bowling alleys, theaters and skating rinks.

- (12) Other services, such as automobile service stations, ~~bowling alleys, theaters, and skating rinks.~~

Create a new Section 36-596.A. Conditional uses, to read as follows:

Sec. 36-596.A. Conditional uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted subject to obtaining a conditional use permit as provided in article XXVII of this chapter:

- (1) Theaters.
- (2) A church, synagogue, cathedral, mosque, temple or other building used for public worship.
- (3) A cemetery.

- 8. Amend ARTICLE XXII RTM- RESEARCH/ TECHNOLOGY/ MANUFACTURING DISTRICT to remove theaters, auditoriums, meeting facilities, churches and cemeteries.**

Revise Section 36-637.(2). Permitted accessory uses, subsection c. to remove theaters, auditoriums, and meeting facilities and keep the remainder of the subsection as follows:

- c. Commercial, office, and service uses which are located, designed, and intended to support and complement permitted principal uses which are located in an RTM district, such as the following: banks and other financial institutions; restaurants; transient lodging facilities; day care facilities; barber and beauty shops; pharmacies; sales of newspaper magazines, and books; office supply sales; medical and dental offices; ~~theaters, auditoriums and meeting facilities;~~ dry cleaning (pick-up and delivery only); product display facilities; power plants; water treatment plants; automobile service stations and car washing facilities; gift and flower sales; data processing and computing centers; computer and office machine service and repair establishments; printing and copying services.

Such uses shall either be located in a building containing the permitted principal uses which will be served, or in service centers consisting of one or more buildings, designed with common drives, parking and loading areas, and landscaping. Such service centers shall be located within the district as to clearly serve only the permitted principal uses within the district and not the surrounding area and communities.

Remove the following subsection (2) from Section 36-638. Conditional uses.

- ~~(2) — A church, synagogue, cathedral, mosque, temple or other building used for public worship, or a cemetery.~~