

MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP, Senior Principal Planner
Erin Schlutow, Associate Planner
SUBJECT: Proposed Zoning Map Amendment – Whitmore Lake/Horseshoe Lake Overlay District
DATE: April 28, 2017

In 2016, the text of the Whitmore Lake/Horseshoe Lake (WLHL) Overlay District was adopted into the Zoning Ordinance. At that time, the Zoning Map was not amended, though the Planning Commission had discussions regarding the proposed boundaries of the WLHL Overlay District. Included on the following page is the most recent version of the WLHL Overlay District discussed by the Planning Commission in 2016.

The text of the WLHL Overlay District is enclosed. The purpose of the WLHL Overlay 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 non conformities on these waterfront lots.

The proposed Zoning Map is presented on the following page. Subject to any changes you wish to make, the next step would be for the Planning Commission to schedule a public hearing.

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.

(Ord. No. 16-50, § 1, 7-12-2016)

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.

(Ord. No. 16-50, § 1, 7-12-2016)

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.

(Ord. No. 16-50, § 1, 7-12-2016)

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 five feet or 15 percent of the lot width, whichever is greater, and the sum of the two side yards shall not be less than 30 percent of the lot width.

(Ord. No. 16-50, § 1, 7-12-2016)

Secs. 36-696, 36-697. - Reserved.