

# WHITE LAKE TOWNSHIP

## *COMMUNITY DEVELOPMENT DEPARTMENT*

**DATE:** February 27, 2025

**TO:** Merrie Carlock, Chairperson  
Planning Commission

**FROM:** Sean O'Neil, Community Development Director

**SUBJECT:** Amendments to Zoning Ordinance No. 58

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Please find attached the recommended amendments to Zoning Ordinance No. 58. The amendments pertain only to Article 5.7 of the ordinance, which pertains to accessory structures. These amendments are being driven by the desire of several landowners to build taller accessory structures. The proposed changes are minor in nature.

In addition to the notice of public hearing, I have included a "red lined" version of the proposed amendments. I look forward to reviewing and discussing these ordinance amendments with you on March 6<sup>th</sup>, prior to holding a public hearing. If you have any questions, or require additional information, please do not hesitate to contact the office.

Thank you.

**CHARTER TOWNSHIP OF WHITE LAKE  
COUNTY OF OAKLAND  
AMENDMENT 58-24A TO ZONING ORDINANCE**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE  
CHARTER TOWNSHIP OF WHITE LAKE BY AMENDING 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 5.0, Site Standards, Section 5.7, Accessory Buildings or Structures in Residential Districts, Subsection 5.7.B, to strike and replace the regulation as shown below:**

~~Accessory buildings or structures shall have a minimum setback of five (5) feet from the rear lot lines and five (5) feet from the side lot lines, except as modified by Section 5.7.A of this Ordinance.~~

Accessory buildings or structures in all R1 residential zoning districts shall have a minimum setback of five (5) feet from the rear lot line and five (5) feet from the side lot lines to any portion of the structure including overhangs or gutters, except as modified by Section 5.7.A of this Ordinance. Accessory buildings or structures in Suburban Farm (SF) and Agricultural (AG) zoning districts with wall heights exceeding fourteen (14) feet and/or building height exceeding eighteen (18) feet shall have a minimum setback of ten (10) feet from the rear lot line and ten (10) feet from the side lot lines.

**PART 2: Amend Article 5.0, Site Standards, Section 5.7, Accessory Buildings or Structures in Residential Districts, Subsection 5.7.C, to strike and replace the regulation as shown below:**

~~Accessory building or structure walls in all shall not exceed fourteen (14) feet in height and the building height shall not exceed eighteen (18) feet. The accessory building or structure may occupy not more than twenty five (25) percent of a required rear yard and/or forty (40) percent of any non required rear yard. With the exception of the Suburban Farm (SF) and Agricultural (AG) zoning districts, in no instance shall the sum total of the ground floor areas of all accessory buildings or structures on a single lot exceed 125% of the ground floor area of the principal building or structure, excluding attached garages. No single accessory building or structure may exceed 4,000 square feet of ground floor area, with the exception of those located in the (SF) or (AG) districts, and where the parcel size is a minimum of five (5) acres.~~

Accessory building or structure walls in all residential districts, with the exception of Suburban Farm (SF) and Agricultural (AG), shall not exceed fourteen (14) feet in height and the building height shall not exceed eighteen (18) feet. Accessory buildings or structures in (SF) and (AG) shall be permitted to have structure walls not to exceed sixteen (16) feet in height, and the building height shall not exceed twenty (20) feet, provided the lot is a minimum of two (2) acres in size. The accessory building or structure may occupy not more than twenty-five (25) percent of a

required rear yard and/or forty (40) percent of any non-required rear yard. With the exception of the (SF) and (AG) zoning districts, in no instance shall the sum total of the ground floor areas of all accessory buildings or structures on a single lot exceed 125% of the ground floor area of the principal building or structure, excluding attached garages. No single accessory building or structure may exceed 4,000 square feet of ground floor area, with the exception of those located in the (SF) or (AG) districts, and where the parcel size is a minimum of five (5) acres.

**Conflicts.**

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

**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.

**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, March 6th, 2025. This Ordinance was adopted by the Township Board of the Charter Township of White Lake at a meeting duly called and held on the 18th day of March, 2025, 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 the Charter Township of White Lake, Oakland County, Michigan, 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 regular meeting held on March 18th, 2025.

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Anthony L. Noble, Clerk  
Charter Township of White Lake

**NOTICE OF PUBLIC HEARING  
CHARTER TOWNSHIP OF WHITE LAKE**

Notice is hereby given that the Charter Township of White Lake Planning Commission will hold a public hearing on Thursday, March 6, 2025 at 6:30 P.M., or shortly thereafter, at the White Lake Township Annex, 7527 Highland Road, White Lake, MI 48383. The purpose of the hearing is to receive public comments on amendments to several sections of the Charter Township of White Lake Zoning Ordinance 58. The Sections proposed for amendment, and brief summary, are as follows:

**Article 5.0 (Site Standards)** – Amend and/or create the following Section of Article 5.0 and to revise the standards and requirements:

Section 5.7 – Accessory Buildings or Structures in Residential Districts

A complete copy of the proposed amendments may be examined at the White Lake Township Community Development Department, 7525 Highland Road, White Lake, MI, 48383, prior to the public hearing during the Township’s regular business hours; Monday through Friday, 8:00 a.m. through 5:00 p.m. (excluding holidays). The above amendments can also be reviewed on our website at [www.whitelaketwp.com](http://www.whitelaketwp.com). Written comments may be sent to the Planning Commission at the above address prior to the hearing. Oral comments will be taken during the public hearing. Please contact the Community Development Department at (248) 698-3300 ext. 163 with any questions. Persons with disabilities who will need special accommodations the night of the meeting may contact the Clerk’s Office at least 5 days before the hearing.

Sean O’Neil, AICP  
Community Development Director