

7.0 Ordinance Revisions and Rezoning Plan

8.1 Ordinance Revisions

Several ordinance revisions are expected as a result of implementing the Corridor Improvement Plan. Amendments may include, but are not limited to:

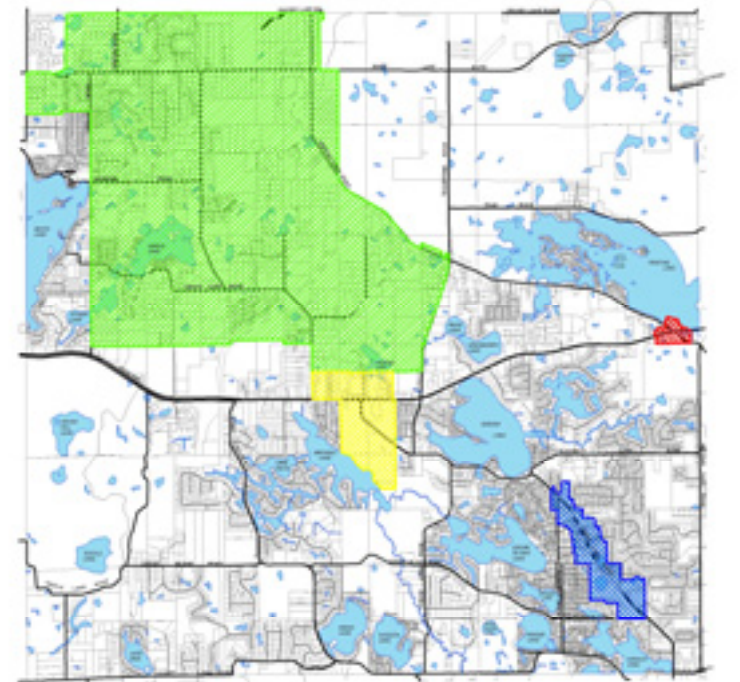
- ❑ Modifications to landscape and screening requirements.
- ❑ Modifications to requirements for developments to provide pedestrian amenities and pocket parks, and
- ❑ Creation of a Form-Based Code for areas along the Corridor, such as Lakes Village, to ensure that development is of a specific character.

8.2 Rezoning Plan

The recommendations and implementation strategies identified in this plan are consistent with the *2006 White Township Master Plan*. As such, areas identified in the Master Plan 'rezonings' are provided in the Corridor Improvement Plan (Figure 6). Note that the purpose of the Zoning Plan is not to identify all areas that require rezoning in order to be compliant with the Master Plan, but instead highlights specific key areas where existing zoning would inhibit development in accordance with the Plan.

1. Evaluate rezoning of vacant Local Business and General Business sites, along Union Lake Road, to residential classification.
2. Continue evaluation of the Northwest Quadrant and conform isolated, small Agricultural parcels to a conforming Suburban Farm classification.
3. Evaluate the Lakes Village area for strategic rezoning or creation of a mixed use district or overlay zone.

Figure 6: Zoning Plan



- Union Lake Road Incompatible Business Sites
- Northwest Quad Rural
- Lakes Village Rezoning or Overlay
- Pontiac Lake Gateway High Density or Mixed Use

ZONING PLAN
WHITE LAKE TOWNSHIP
OAKLAND COUNTY, MI



BASE MAP SOURCE: OAKLAND COUNTY

4. Evaluate the Pontiac Lake Gateway to determine whether higher density residential or mixed use zoning might precipitate redevelopment.

None of the recommended zoning changes impact the physical plan recommendations outlined in this Plan.