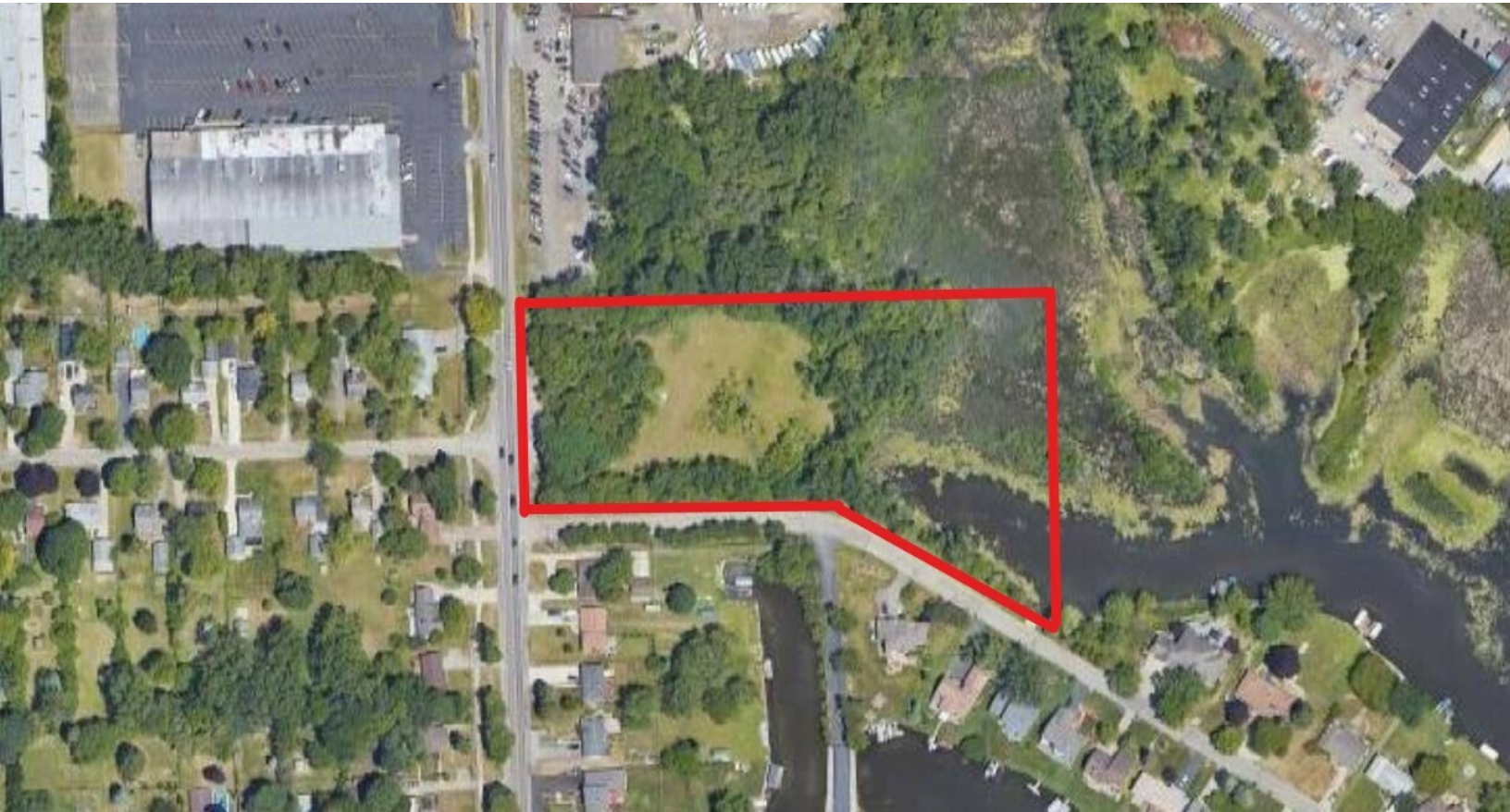


6.32 ACRES CASS LAKE ROAD

141 S. Cass Lake Road, Waterford, MI 48328



FOR SALE

248.476.3700

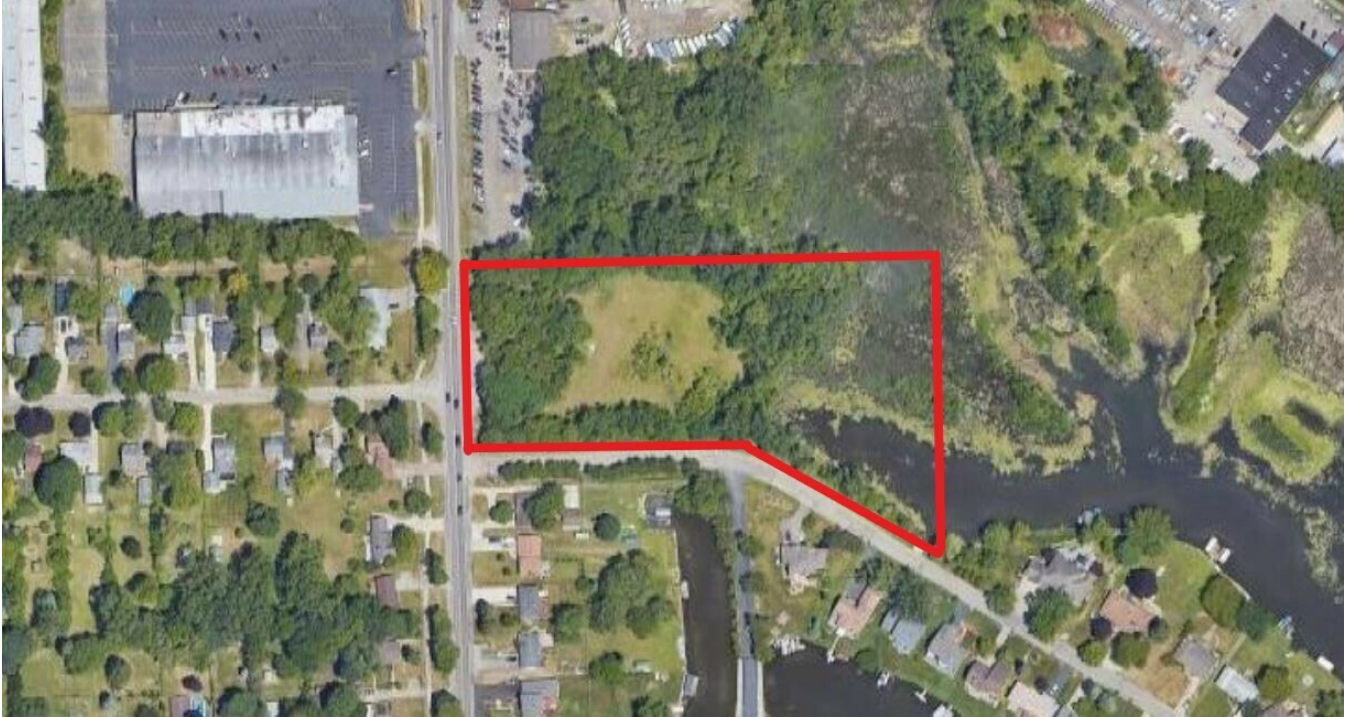
EXCLUSIVELY LISTED BY:

**JOSEPH
EVANGELISTA**

Associate

jevangelista@thomasduke.com

OFFERING SUMMARY: 141 S. Cass Lake Road | Waterford, MI 48328

**PROPERTY OVERVIEW**

This lake front site is one of the last remaining R-M2, Multi Family zoned, vacant land parcels available in Waterford. A perfect site to build one or more single family homes.

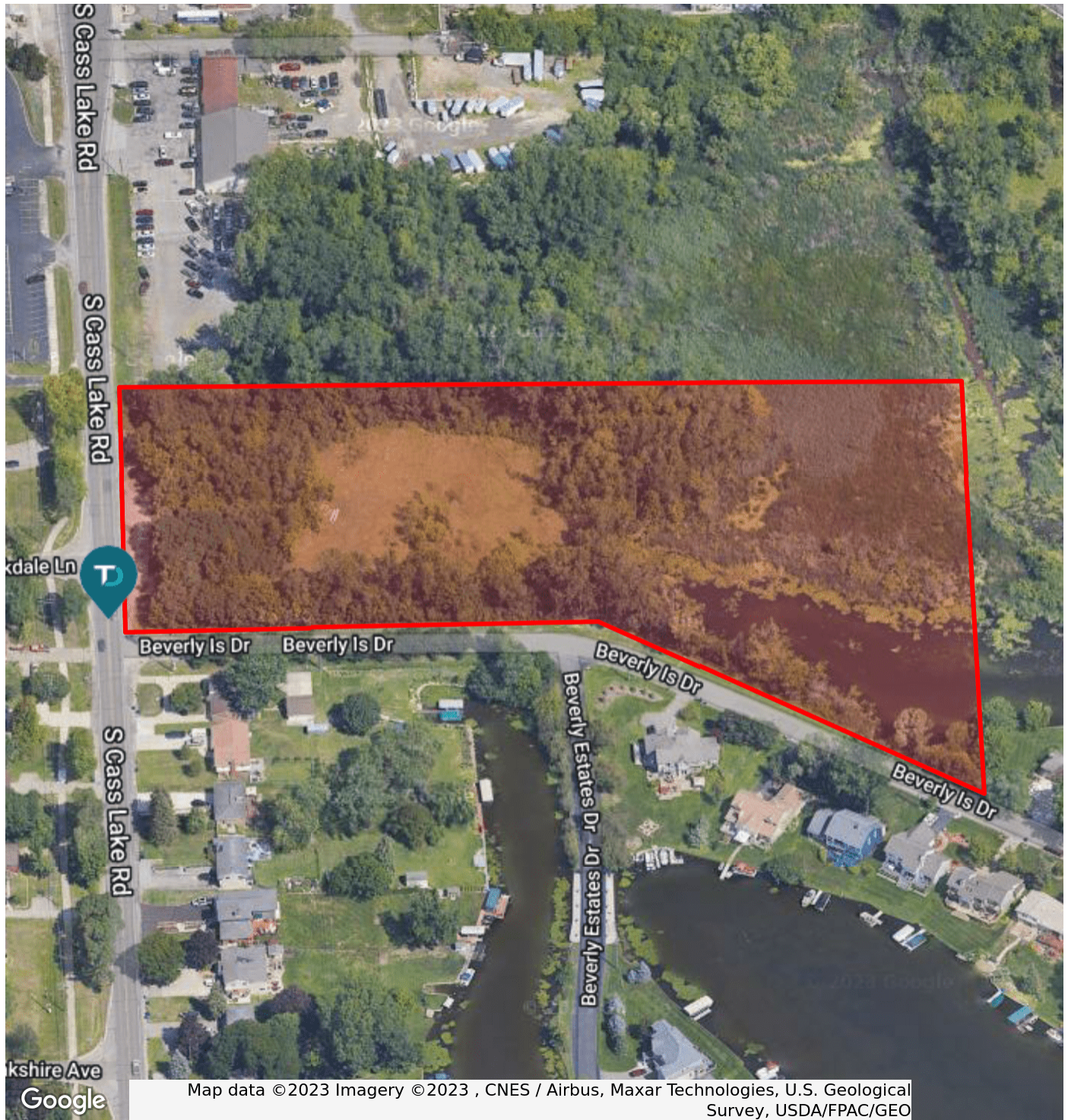
OFFERING SUMMARY

Sale Price:	\$1,000,000.00
Lot Size:	6.32 Acres
Price / Acre:	\$158,227.85
Zoning:	R-M2 Multi Family
Utilities:	Municipal Water Sanitary Sewer
School District:	Waterford Community
2022 Taxes:	Winter = \$1,352.63 Summer = \$3,392.03
APN:	13-26-401-027

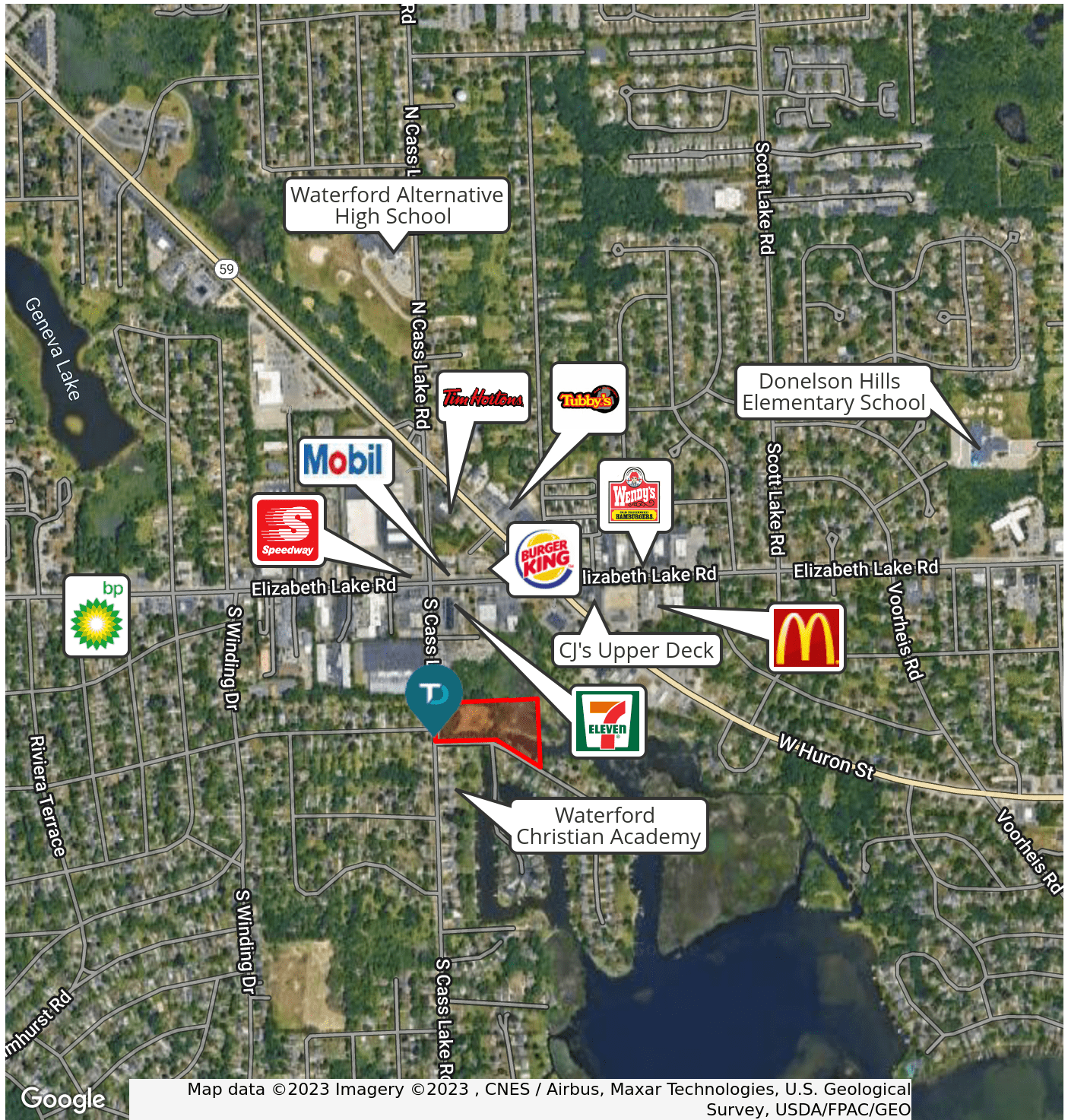
PROPERTY HIGHLIGHT & RENOVATIONS

- 6.32 Acre Lakefront site located in Waterford.
- Perfect for a Single-Family Residential Home Build – Lake Access.
- Zoned R-M2 - Multiple Family Residential.
- 289' of frontage on S. Cass Lake Rd.
- 510' of lake frontage - All Sports Otter/Sylvan Lake.
- Zoning information included in brochure.

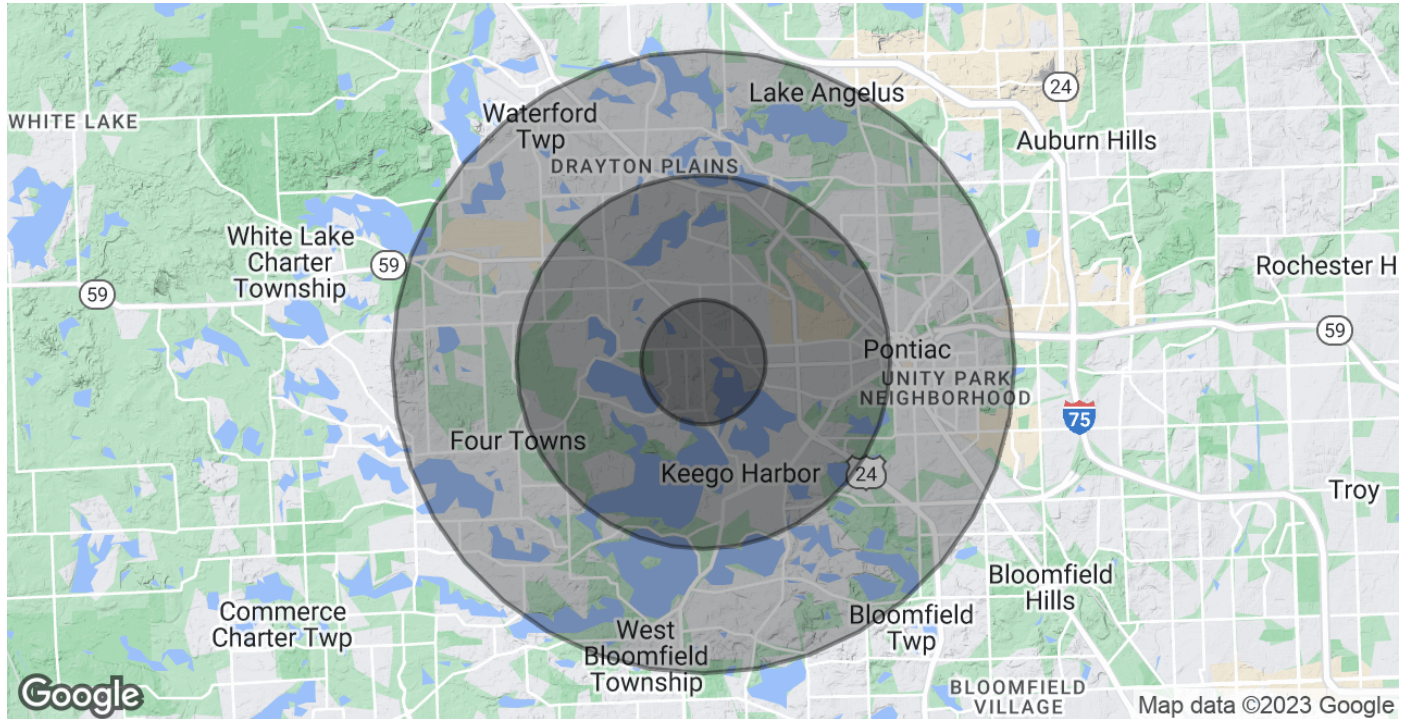
AERIAL MAP: 141 S. Cass Lake Road | Waterford, MI 48328



RETAILER MAP: 141 S. Cass Lake Road | Waterford, MI 48328



DEMOGRAPHICS MAP & REPORT: 141 S. Cass Lake Road | Waterford, MI 48328



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,555	67,599	164,070
Average Age	35.9	37.2	37.9
Average Age (Male)	35.3	36.2	36.6
Average Age (Female)	36.3	38.0	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,703	27,734	64,868
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$59,427	\$67,896	\$75,713
Average House Value	\$181,105	\$208,925	\$205,546

* Demographic data derived from 2020 ACS - US Census

SECTION 3-404. R-M2, MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT

The regulations in the subsections below shall apply to properties in the R-M2 Multiple-Family Residential Zoning District:

3-404.1. Purpose and Intent. The R-M2 zoning district is intended to implement the goals of the Multiple-Family land use designation as described in Chapter 8 of the Waterford Township Master Plan-2003-2023 and identified on the Future Land Use Maps by allowing for the intensive residential use of land with the various forms of multiple-family dwellings. This zoning district shall be primarily located on a major arterial street or minor arterial street to ensure accessibility while minimizing impact on local streets. This zoning district may serve in other areas as a transitional zone between light industrial or the most intensive office and commercial zoning districts and existing single-family residential zoning districts. This zoning district is intended to provide varying types and sizes of residential accommodations to meet the needs of the different demographic categories looking to reside within the Township.

3-404.2. Conformance to Regulatory Standards. All zoning lots, uses, buildings, and structures within this zoning district shall comply with *Section 3-900* and *3-901* and the **Waterford Code of Ordinances, Buildings and Building Regulations, Fire Prevention and Protection, Flood Control and Environmental Protection, Health and Sanitation, and Water and Sewers**. In addition to all other plan review requirements applicable under this Zoning Ordinance, developments in this zoning district shall be subject to review and approval in accordance with *Section 4-005*.

3-404.3. Permitted Principal Uses. The following uses shall be permitted as principal permitted uses in the R-M2 district:

- A. Multiple-family dwellings (*See Dwelling, Multiple-Family in Section 1-007*).
- B. Attached single-family dwellings (*See Dwelling, Single-Family Attached in Section 1-007*). (Amended 8/4/20)
- C. Single-family duplex dwellings (*See Dwelling, Single-Family Duplex in Section 1-007*) and single-family flat dwellings (*See Dwelling, Single-Family Flat in Section 1-007*) developed and arranged with two or more buildings on a single zoning lot.
- D. Adult day care homes (*See Adult Day Care Facilities in Section 1-007*).
- E. Child family day care homes (*See Child Day Care Facilities in Section 1-007*).
- F. Child foster family homes (*See Foster Care Facilities in Section 1-007*).
- G. Neighborhood public utility facilities (*See Public Utility in Section 1-007*) and public utility hardware (*See Public Utility in Section 1-007*).
- H. Area public utility facilities (*See Public Utility in Section 1-007*), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in the **SPL Manual** and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews.

3-404.4. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the R-M2 district, subject to the review and approval of the use in accordance with *Section 4-006* and any conditions hereinafter imposed for each such use:

- A. Child group day care (*See Child Day Care Facilities in Section 1-007*), when meeting the statutory standards of Public Act 110 of 2006, Michigan Zoning Enabling Act, as amended.
- B. Elder care facilities (*See Elder Care Facilities in Section 1-007*).
- C. Regional public utility facilities (*See Public Utility in Section 1-007*), provided that the Planning Commission determines that no other location is available for the efficient and effective provision of utility services to Township residents, and that reasonable measures are stipulated and implemented to mitigate the impact of such installations on the adjacent properties.

3-404.5. Permitted Uses after Special Accommodation Use Approval. Adult group day care homes (*See Adult Day Care Facilities in Section 1-007*), and adult foster care family homes, adult foster care small group homes, and adult foster care medium group homes (*See Foster Care Facilities in Section 1-007*) shall, after receiving approval of the use in accordance with *Section 4-008*, be permitted as special accommodation uses in the R-M2 district, when meeting the statutory standards of Public Act 110 of 2006, Michigan Zoning Enabling Act, as amended, and subject to the conditions hereinafter imposed for each use.

SECTION 3-900 TABLE OF ZONING LOT, AREA, AND BULK REGULATIONS, CONT.

ZONING DISTRICT	Maximum Height of Building		Minimum Yard Setback In Feet <i>(Refer to Footnote 4 for front setback where noted below)</i>				Minimum Floor Area Per Dwelling Unit In Sq. Ft.
	In Stories	In Feet	Front	Sides <i>(Refer to Footnote 7)</i>		Rear	
				Least One	Total of Two		
R-1 Single-Family	2	30	35 ⁴	10	20	35	1,100
R-1A Single-Family	2	30	35 ⁴	10	20	35	1,100
R-1B Single-Family	2	30	35 ⁴	5	10	35	800
R-1C Single-Family	2	30	35 ⁴	5	10	35	800
R-1D Duplex (Two Family)	2	30	35	10	20	35	800
R-1E Single-Family Attached	2	30	Refer to Footnote 8				800
R-M1 Low Density Multiple-Family	2	30	Refer to Footnote 8				Refer to Footnote 9
R-M2 Multiple-Family <i>(Refer to Footnote 10 for allowances for independent living facility developments)</i>	3	35	Refer to Footnote 8				Refer to Footnote 9
R-MH Mobile Home Park	1	15	20	10	35	10	n/a
O-1 Local Office	2	30	35	15	30	20	n/a
O-2 General Office	4	50	35	20	40	20	n/a
C-1 Neighborhood Business	1	20	25	15	30	20	n/a
C-2 Small Business	1	20	25	15	30	20	n/a
C-3 General Business	2	40	25	20	40	20	n/a
C-4 Extensive Business	2	40	30	20	40	20	n/a
C-UB Urban Business	2	40	25	15	30	20	n/a
C-UL Union Lake Business	2	40	25	15	30	20	n/a
PL Public Lands	2	40	25	20	40	20	n/a
CR Commercial Recreation	2	40	25	20	40	20	n/a
A-1 Airport	As authorized by the Airport Manager, with setbacks from all State highways and County roads compliant with M-1 requirements						n/a
HT-1 High Tech Office	2	30	25	15	30	30	n/a
HT-2 High Tech Industrial and Office	4	50	35	15	30	40	n/a
M-1 Light Industrial	2	30	40	15	40	40	n/a
M-2 General Industrial	3	40	50	20	60	50	n/a

ZONING FOOTNOTES: 141 S. Cass Lake Road | Waterford, MI 48328

Footnote 8

- A. Buildings within developments in the R-1E, Single Family Attached, R-M1, Low Density Multiple Family, and R-M2, Multiple Family zoning districts shall possess the following minimum setback requirements:
- (1) A minimum setback of thirty-five (35) feet shall be required between all buildings and the development exterior property lines (*Please also refer to Figure VII-67 on Page VII-34 in ARTICLE VII*).
 - (2) The minimum setback between any building and any common interior access drive within the development shall be twenty-five (25) feet.
 - (3) The minimum setback between any building and any off-street parking facility within the development shall be twenty-five (25) feet.
 - (4) For buildings not separated by a common interior access drive or off-street parking facility within the development:
 - (A) The minimum side-to-side distance between buildings shall be twenty (20) feet.
 - (B) The minimum side-to-rear and side-to-front distance between buildings shall be thirty-five (35) feet.
 - (C) The minimum rear-to-rear distance between buildings shall be fifty (50) feet.
 - (D) The minimum front-to-front distance between buildings shall be seventy-five (75) feet.
- B. The Planning Commission may increase these minimum setbacks for a proposed development where physical site conditions and design considerations, in the opinion of the Fire Chief, Building Official, or Township Engineer, require such increases to provide for fire safety, storm drainage, building maintenance, emergency vehicle access, nonmotorized pathways, underground utilities, or snow clearance.

Footnote 9

- A. Dwelling units within developments in the R-M1, Low Density Multiple Family and R-M2, Multiple Family zoning districts shall possess the following minimum floor area requirements:

Dwelling Unit Type	Total Floor Area (sq. ft.)
Efficiency unit	Three-hundred fifty (350)
One bedroom unit	Five-hundred-fifty (550)
Two-bedroom unit	Six-hundred-eighty (680)
Three bedroom unit	Nine-hundred (900)
Four or more bedroom unit	Nine-hundred (900) plus one-hundred-twenty (120) per bedroom above three (3)

- B. The length of each individual building within developments in the R-M1, Low Density Multiple Family and R-M2, Multiple Family zoning districts shall not exceed the maximum length established by the Fire Chief and Building Official for purposes of fire safety.

Footnote 10

For independent living facility (*See Elder Care Facilities in Section 1-007*) developments in the R-M2, Multiple Family zoning district, provided that all other applicable Zoning Ordinance requirements can be met, the Planning Commission may:

- A. Increase the maximum dwelling units per buildable acre for an independent living facility development up to a maximum of twenty (20) units per buildable acre; and
- B. Increase the maximum height of proposed buildings for an independent living facility development up to a maximum of six (6) stories and seventy (70) feet in height.

Footnote 11

For dwelling unit condominiums, the minimum lot area, width, and yard setbacks and compliance with them shall be determined as provided in *Section 4-004.4.D. (Effective 04/03/2019)*