

Section 9.00 – Preamble *(revised 02.01.16)*

The Office and Professional District is intended to provide locations of the office-type professional and administrative services necessary for the normal conduct of a community’s activities. This district is also intended to provide locations, when located a considerable distance from residential properties, where activities of a testing, research, prototype planning or development, or a similar nature are permitted. Additionally, this District is intended to provide locations for light assembly as a special land use permit, where provided in conjunction with research and development activities. Community service activities such as training centers, meeting halls, and health clinics are also allowed.

Office and Professional Districts are specifically designed to prohibit retail establishments, manufacturing or industrial activities other than light assembly, and other business activities that generate heavy traffic or constant visits of the general public. However, a limited range of convenience retail and service businesses are permitted within the Office and Professional District for the benefit of workers and visitors within the district. Any such commercial uses should be designed to complement the predominant office and research and development uses within the district.

All activities in the Office and Professional District must take place in a completely enclosed building in a well-landscaped setting. To protect the health, welfare, and safety of the community, the uses permitted in this district are not allowed to generate high noise levels or to use, store, or produce any toxic or hazardous substances. These districts shall have direct access onto an existing or proposed collector or major thoroughfare.

Section 9.01 – Use Matrix *(added 02.01.16)*

Uses are allowed in the OP Zoning District in accordance with the use table and footnotes of this section. The Planning Commission shall allow uses of a similar nature to those listed below, in accordance with Section 27.02 (E), provided that such uses will not create adverse impacts to surrounding uses.

LAND USE	Zoning District	Footnotes
P = Permitted by Right S = Special Use A = Accessory Use S* = Special Use permitted within Lapeer Road Overlay District	OP	
Office		
Professional and medical offices (no overnight patients)	P	
Emergency or extended hour medical clinics	S	A
Hospitals	S	A
Veterinary clinics and hospitals (no overnight boarding)	P	B
Extended hour veterinary clinics and hospitals	S	C
Mortuary establishments	S	D
Industrial, Research and Technology		
Pilot research and design centers	P/S	E
Medical or dental laboratories	P	
Data processing and computer centers	P	
Light assembly	S	F
Mini-storage and warehousing	S*	J
Civic and Institutional		
<u>Educational Services</u>		
Day Care Centers and Preschools	S	G

LAND USE	Zoning District	Footnotes
P = Permitted by Right S = Special Use A = Accessory Use S* = Special Use permitted within Lapeer Road Overlay District	OP	
Schools/Studios for music, dance, business or trade	P	
Public service and government facilities	P	
Private clubs, fraternal organizations, and lodge halls	P	
Churches	S*	J
Retail and Service		
<u>Automobile-Related Uses</u>		
Automotive retail and service facilities	S*	J
Automotive repair, paint and body shop, collision shop	S*	J
Automotive dealership, repair, service center, and used car facilities	S*	J
Equipment repair and sales	S*	J
<u>Eating and Drinking Establishments</u>		
Restaurants, including drive-through restaurants	S*	J
<u>General Retail</u>		
Retail and Service uses incidental to the primary office/research and development uses.	S	
Pharmacies (incidental to primary use)	A	H
Medical Supply Stores (incidental to primary use)	A	H
Showrooms for retail activities associated with fabrication, assembly processing, or wholesaling.	S*	J
<u>General Service</u>		
Financial and insurance service (banks, credit unions - <u>with or without drive-thru</u>)	P	
Real estate/property management services	P	
Travel/ticket agencies	P	
Pet grooming/daycare	P	B
Hotels/Motels	S*	J
Residential		
Assisted Living Facilities	S	I
Other Uses		
Accessory buildings and accessory uses customarily incidental to the permitted uses in this section, in accordance with Section 27.02.	P	
Planned Unit Development, subject to the standards and approval requirements of Section 30.03	P	
Uses which in the opinion of the Planning Commission are similar to the above permitted or special uses.	P/S	

Section 9.02 – Footnotes to the Use Matrix *(added 02.01.16)*

- A. General hospitals and extended hour medical facilities, when the following conditions are met. However, hospitals for criminals or those primarily intended for the treatment of persons who are mentally ill are not permitted. *(amended 02.21.06)*
1. Hospitals shall be constructed only on sites containing at least twenty (20) acres.
 2. The site shall have at least one property line abutting a major thoroughfare of at least one hundred twenty (120) feet of right-of-way, existing or proposed. All ingress and egress to the off-street parking area for guests, employees, staff, as well as any other users of the facilities, shall be directly from the major thoroughfare, and shall not project through any other zoning district.
 3. All two (2) story main or accessory buildings shall be provided with front, rear, and side yard setbacks of at least one hundred (100) feet, measured from bounding lot lines or street right-of-way lines. For every story above two (2), the minimum yard setback shall be increased by at least twenty (20) feet.
 4. Ambulance and delivery areas shall be obscured from residential view with a wall not less than six (6) feet in height and constructed of the same materials as the principal building. Ingress and egress to this ambulance and delivery area shall be directly from a major thoroughfare of at least one hundred twenty (120) feet of right-of-way, existing or proposed.
 5. Off-street parking shall be provided on the site at least in an amount equal to one (1) space for each hospital bed, and one (1) space for each employee and each doctor on the largest work shift.
- B. Pet grooming facilities, pet daycare for small household pets or veterinary hospitals or clinics, provided that: *(amended 01.05.87)*
1. All activities are conducted within a totally enclosed building.
 2. The facility has no outdoor runs or kennels.
 3. Inside boarding facilities are confined to use by animals being treated by the hospital or clinic.
 4. The applicant makes provisions to deal with pet litter and potential conflict between pets, pedestrians, and vehicular traffic. Such provisions may include locating in the end unit in a shopping center, and/or providing a grassy area or garden adjacent to the clinic for use by pets, and/or designating a special parking area close to the clinic.
- C. Extended hour veterinary clinics intended to serve a wide variety of animals and that have boarding facilities and/or outdoor runs. Any veterinary clinic with outdoor runs must be located on a parcel with a minimum size of at least five (5) acres. Any outdoor runs must be located at least two hundred (200) feet away from all property lines. All five (5) foot high solid earth berm covered with landscaping must be provided within this two hundred (200)-foot setback area.
- D. Mortuary establishments, subject to the following:
1. A minimum lot area of twenty-five thousand (25,000) square feet shall be provided and the site shall be so arranged so that adequate assembly area is provided off-street for vehicles to be used in a funeral procession. Such assembly area shall be provided in addition to any required off-street parking area.
 2. The site shall be so located as to provide at least one (1) property line abutting a major thoroughfare of not less than one hundred and twenty (120) feet of right-of-way (existing or proposed) and all ingress and egress to the site shall be directly from said major thoroughfare, or a marginal access drive thereof.

3. All two (2) story main or accessory buildings shall be provided with front, rear, and side yard setbacks of at least one hundred (100) feet, measured from bounding lot lines or street right-of-way lines. For every story above two (2), the minimum yard setback shall be increased by at least twenty (20) feet.
 4. Points of ingress / egress shall be so laid out as to minimize possible conflicts between traffic on adjacent major thoroughfares and funeral processions or visitors entering or leaving the site.
 5. When a property line abuts any residential district, no building shall be located closer than fifty (50) feet to that property line.
 6. A caretaker's residence may be provided within the main building of the mortuary establishment.
 7. Loading and unloading areas used by ambulance, hearse, or other such service vehicles shall be obscured from all residential view in accord with provisions of Section 27.04.
- E. Research and design centers are intended for the development of pilot or experimental products. Such centers are designed to accommodate related offices for executive, administrative, professional, accounting, engineering, architectural, and support personnel. Research and design centers are permitted by right or as a special use when the following conditions are met:
1. Research and design centers shall be permitted by right when the building is located at least three hundred (300) feet from any land zoned for residential uses, unless such adjacent residentially-zoned land is developed in uses other than residential dwellings.
 2. Research and design centers shall be permitted as a special use when the building is located within three hundred (300) feet from any land zoned for residential use, unless such adjacent residentially-zoned land is developed in uses other than residential dwellings.
- F. Light assembly, when used as an ancillary operation in conjunction with research and development activities occurring at the same location. The Planning Commission may permit light assembly activities to occur within establishments on OP sites, when the following conditions are met (*added 08.15.05*):
1. The building containing the light assembly activities shall be at least three hundred (300) feet from any land zoned for residential use, unless such adjacent residentially-zoned land is developed in uses other than residential dwellings. Light assembly uses shall also be located no less than three hundred (300) feet from nursery schools or child day care centers.
 2. No outside storage or exterior loading docks or external evidence of light assembly operations shall be permitted.
 3. The floor area devoted to such light assembly activities shall at no time exceed forty percent (40%) of the total building complex, or forty percent (40%) of the space within a building complex which is leased or owned by a single tenant or corporate entity, whichever is less.
 4. Light assembly operations shall not cause significant increases in truck traffic. Pickup and delivery activities should be primarily limited to single unit trucks. Semi-truck operations shall not exceed twenty (20) trips (inbound and/or outbound) per week.
 5. Light assembly operations shall comply with the industrial performance standards of Section 16.03(K) pertaining to air contaminants, noise, vibration, storage of flammable materials, etc.
- G. Day Care Centers, when the following conditions are met (*amended 10.26.00*):
1. Building setbacks shall be not fewer than forty (40) feet or as required by the zoning district, whichever is greater.

2. Day care centers shall be located on a major thoroughfare, regional thoroughfare or State trunkline, as per the adopted Master Plan.
 3. All driveways shall be designed so that vehicles can exit the site without having to back out onto a thoroughfare or collector road.
 4. Off-street parking shall be provided on the site at a ratio of one (1) space for each two hundred (200) square feet of gross floor area, plus one (1) space for each employee. The Planning Commission may, at their discretion, modify the numerical requirements for off-street parking, based on evidence provided by the applicant that indicates that another standard would be more reasonable, because of the level of current or future employment and/or the level of current or future customer traffic.
 5. One (1) loading/unloading space per every twenty (20) children shall be provided for pick-up and drop-off. For larger day care centers (over one hundred (100) children), provisions for school bus or van loading or unloading may also be required at the discretion of the Planning Commission. The Commission may also require a canopy adjacent to the loading area for shelter from the elements when a subject site has minimum available dedicated space for school bus or van parking areas.
 6. For each child, a center shall have a minimum of fifty (50) square feet of indoor activity space for use by, and accessible to, the child, exclusive of all of the following:
 - a. Hallways
 - b. Storage areas and cloakrooms
 - c. Kitchens
 - d. Reception and office areas
 7. The outdoor play area space shall have a minimum area of not fewer than one thousand five hundred (1,500) square feet, or seventy-five (75) square feet for each child, whichever is greater. Such space shall be suitably buffered from abutting residentially zoned or used land by a landscaped greenbelt, and shall be enclosed by at least a four (4) foot high fence. Any gates shall be provided with a control mechanism for locking.
 8. Each child day care center facility shall have a minimum site area of five hundred (500) sq. ft. per child and a minimum parcel lot area of one (1) acre.
 9. The Planning Commission shall consider the necessity for additional, appropriate conditions and safeguards to protect the health, safety and welfare of the children using the facility, including the necessity for additional fences, barriers, or other safety devices and buffers.
 10. Day care centers shall be landscaped and screened in accordance with Section 27.05.
 11. The drop off/pick up of children shall be provided at the entrance of the building. Access to all entry/exit doors and all sides of the building shall be provided in a manner acceptable to the Planning Commission, based on a recommendation from the Fire Chief.
- H. The listed accessory uses shall be permitted subject to the standards and requirements set forth in Section 27.02, provided they are located within the building to which they are accessory and do not have a direct outside entrance for the use of the public.
- I. Assisted Living Facilities, when the following conditions are met (*amended 10.26.00*):
1. A minimum lot area of one and one half (1.5) acres, excluding existing public road rights-of-way.

- 2. The minimum site area for the purposes of calculating density shall be one thousand two hundred (1,200) square feet per dwelling unit.
- 3. The minimum yard setbacks from the perimeter property boundaries shall be no less than seventy-five (75) feet from any existing public road right-of-way, and fifty (50) feet from any adjacent property.
- 4. Minimum spacing between buildings shall be in accordance with the following requirements:

Distance Between Buildings	Feet
Side/Side Orientation	25
Side/Front, Side/Rear Orientation	25
Front/Front, Front/Rear Orientation	35

The Planning Commission, in their sole discretion, may reduce building spacing requirements where enclosed, heated walkways between buildings are provided and applicable building and fire code requirements are met.

- 5. Each dwelling unit shall comply with the following minimum floor area requirements. In order to provide variation in the size of units offered to prospective residents, at least twenty-five percent (25%) of the units in each category of room offered (i.e., one or two person rooms) shall be ten percent (10%) larger than the minimum.

Dwelling (Room) Type	Minimum Floor Area (sq. ft./bed)
One resident per room	300 sq. ft.
Each additional resident per room	150 sq. ft.

- 6. Building Design.
 - a. No building shall exceed two hundred fifty (250) feet in overall length, measured along any continuous elevation. The Planning Commission may permit buildings of greater length when it can be demonstrated that architectural design and natural and topographic features ensure that the building is in scale with the site and surrounding areas.
 - b. Building facades of greater than eighty (80) feet in length shall incorporate recesses or projections to break up the expanse of the building elevation.
- 7. All parking areas, building entrances, sidewalks, and ramps shall be illuminated to ensure the security of property and safety of persons using such areas, in accordance with the requirements set forth in Section 27.11 and Section 27.04.
- 8. Assisted living facilities shall be landscaped and screened in accordance with Section 27.05.
- 9. The drop off/pick up of residents shall be provided at the entrance of the building with a covered canopy. Access to all entry/exit doors and all sides of the building shall be provided in a manner acceptable to the Planning Commission, based on a recommendation from the Fire Chief.
- 10. Recreation facilities, such as common areas, gardens, paved walkways, and covered sitting areas shall be provided in a manner which the Planning Commission determines meets the needs of the resident population (a/k/a age group).
- 11. Loading shall be provided in accordance with Section 27.04 (B). The loading area shall be located in side and rear yard areas only, screened from the view of any public thoroughfare and adjacent residential areas and designed in a manner which is appropriate for the function and vehicles it is intended to serve.

Additional spaces shall be provided for mobile diagnostic or mobile treatment as deemed necessary for the intent of the site.

12. Off-street parking shall be provided in accordance with Section 27.04 (A). The off-street parking spaces shall be provided on the site at a ratio of one-third (1/3) of a parking space per bed, plus one (1) space per employee.
 13. Assisted living facilities shall be located on a major thoroughfare, regional thoroughfare or State trunkline, as per the adopted Master Plan.
 14. Special provisions shall be made for the appropriate disposal of bio-hazardous materials. The containment and disposal of such materials shall be in accordance with the County Health Department standards.
- J. Uses as listed below are allowed as a special land use on parcels within the Lapeer Road Overlay Zone. These uses are to be complementary to the Office and Professional zoning district, and may include such uses as:
1. Showrooms for kitchen, bath, household fixtures, household furniture or other retail activities associated with fabrication, assembly, processing or wholesaling. Products retailed shall be a minor part of the principal use activity. Retail floor area shall not exceed thirty percent (30%) of the total floor area.
 2. Automotive retail and service facilities, such as trailer hitches, car stereo, window tinting, and similar uses.
 3. Automotive repair, paint and body shop, collision shop.
 4. Automobile dealership, repair, service center and used car facilities.
 5. Equipment repair and sales, such as recreational vehicles, lawn equipment, power tools, and construction equipment.
 6. Mini-storage and warehousing.
 7. Restaurants, including drive-through restaurants.
 8. Churches.
 9. Hotels and motels.
 10. Uses similar to the above, in accordance with Section 27.02(E), and which will not create adverse impacts to surrounding uses.

Section 9.03 – Required Conditions *(amended 02.01.16)*

All activities and uses in this District shall comply with the following required conditions, except where an existing building is legally in nonconformance with certain conditions, or where a variance from the conditions has been legally granted by the Zoning Board of Appeals. *(amended 01.30.86)*

- A. Site Plan Approval. The proprietor shall submit a site plan for approval pursuant to the requirements set forth in Section 30.01 of the Zoning Ordinance.
- B. Outside Storage. Any outside storage of materials, supplies, equipment or similar items is prohibited in this district.
- C. Minimum Parcel Size. The minimum lot area shall be twenty thousand (20,000) square feet.
- D. Off-Street Parking.

1. All principal and accessory uses shall be contained within a building or combination of buildings that have a common parking lot.
2. Parking requirements shall be based upon the following schedule *(amended 08.06.07)*:
 - a. One (1) parking space per five hundred (500) square feet of gross floor area for office/research/design facilities.
 - b. One (1) parking space per three hundred (300) square feet of gross floor area for general office.
 - c. One (1) parking space per two hundred fifty (250) square feet of gross floor area for medical office.
 - d. Parking requirements for all other uses in the OP district shall be based upon one (1) parking space per two-hundred (200) square feet of gross floor area.
3. The Planning Commission may, at their discretion, modify the numerical requirements for off-street parking, based on evidence provided by the applicant that indicates that another standard would be more reasonable, because of the level of current or future employment and/or the level of current or future customer traffic. *(amended 01.30.86)*
4. No parking area or driveway shall be closer than thirty (30) feet to the adjacent property lines when the parcel abuts residentially zoned or used property. However, when the parcel abuts commercial/office or industrially zoned property, no parking area or driveway shall be closer than twenty (20) feet to the adjacent property lines. *(amended 09.14.89)*
5. Driveways and parking areas shall be curbed and consist of hard surfaced concrete, blacktop or equivalent as approved by the Planning Commission.
6. Off-street parking shall conform to the standards set forth in Section 27.04 of this Ordinance.
7. The required setback for parking may be reduced in width or waived by the Planning Commission when the parcel abuts commercial/office, or industrial zoned property, and when existing off-street parking, drives, and/or structures are located within the setback area. *(amended 09.16.93)*

E. Landscaping.

1. A landscape plan shall be submitted to the Planning Commission for approval. The landscape plan shall specify materials and landscape treatment, based on the requirements of Section 27.05 of this Ordinance for such items. This landscape plan shall be part of, or accompany, *the* site plan.
2. A landscaped greenbelt at least twenty (20) feet in width shall be provided along the entire perimeter of the OP District, except where ingress or egress drives are located when the parcel abuts commercial/office or industrially zoned property. However, when the parcel abuts residentially used or zoned property, the landscape green-belt shall be at least thirty (30) feet in width except where ingress or egress drives are located. *(amended 09.14.89)*
3. The off-street parking areas and driveway accesses shall be screened from view from any adjoining residential property. Such screening shall consist of earth berms, permanent walls or evergreen landscaping subject to approval of the Planning Commission.
4. All landscaping and screening shall be maintained in an attractive, litter-free, safe, and healthy condition. Maintenance of all landscaping shall be of sufficient frequency to prevent overgrowth and deterioration from the original condition.

5. The landscaped greenbelt required along with the perimeter of the parcel may be reduced in width or waived by the Planning Commission when the parcel abuts commercial/office or industrially zoned property and when existing off-street parking, drives and/or structures are located within the setback area. The Planning Commission may, at their discretion, modify or waive certain landscaping requirements in accordance with the considerations outlined in Section 27.05. *(amended 01.30.86, 09.16.93)*
- F. Sign Regulation. All signs shall comply with the standards set forth in Orion Township Sign Ordinance No. 138. *(amended 10.08.98, 02.21.06)*
- G. Lighting Regulations. *(amended 04.27.00)*
1. A lighting plan shall be submitted with all site plans as set forth in Section 27.11 of this Ordinance. All other Zoning Ordinance regulations shall apply unless otherwise noted in this Ordinance.
 2. Exterior site lighting shall be fully shielded and directed downward to prevent off-site glare.
 3. Site illumination on properties adjacent to residential properties shall not exceed 0.3 foot-candle along property lines, or 1.0 foot-candle along non-residential property lines. Parking lot lighting shall be governed by Section 27.11.
- H. Public Road Access. Any use developed or proposed within this district shall have direct access to a dedicated public road having an existing or proposed right-of-way of at least eighty-six (86) feet, except as otherwise specified herein.
- I. Utilities. All utilities servicing the business structure shall be buried underground.
- J. Covered Trash Areas.
1. Covered trash receptacles, surrounded on three (3) sides by masonry brick-type walls one (1) foot higher than the receptacle shall be provided in the rear yard.
 2. The fourth side of the enclosed trash receptacle area shall be equipped with an opaque lockable gate that is the same height as the masonry brick wall.
 3. The Planning Commission may, at their discretion, waive the requirements for a covered trash receptacle as described herein, if, after considering the nature of the operation being proposed, the Commission determines that the amount of trash generated can be adequately disposed of without use of an outside trash receptacle. *(amended 01.30.86)*
- K. Loading and Unloading.
1. Loading and unloading areas shall be located in the rear or side yards of a non-residential district.
 2. Loading and unloading areas shall not be located where they will interfere with parking or obstruct ingress or egress.
 3. All loading and unloading areas shall be in conformance with the requirements set forth in Section 27.04.
- L. Performance Guarantee Requirement. The Planning Commission shall require a performance guarantee to be deposited with the Township Clerk in accordance with the provisions set forth in Section 30.09, to ensure that necessary and required improvements proposed on the site plan will be completed. *(amended 08.15.16)*
- M. Safety Paths. Construction of safety paths for pedestrian use and use by non-motorized vehicles shall be required in conjunction with the development of all parcels in this zoning district. The safety paths shall conform to the specifications outlined in Section 27.06 and Ordinance No. 97. *(amended 01.05.87, 02.03.03)*

- N. Tree Preservation Regulations. The tree permit requirements apply to developments in this District, according to the terms of Section 27.12. *(amended 08.03.00)*
- O. Wetland Setbacks. The wetland setback requirements apply to all developments in this District, according to the terms of Section 27.17. *(added 09.17.07)*

Section 9.04 – Area and Bulk Requirements* (Applies to Principal and Accessory Uses)

		OP
A	Front Yard Setback	30 ft.**
B	Rear Yard Setback	30 ft.**
C	Side Yard Setback	20 ft. on each side **
D	Minimum Lot Area	20,000 sq. ft.
E	Maximum Lot Coverage	30%
F	Maximum Height of All Structures	25 ft.**
G	Minimum Clear Space Around Structures	15 ft.

* With the exception of hospitals, veterinary clinics, mortuaries, day care centers and assisted living facilities. *(amended 02.01.16)*

** Within the Lapeer Road Overlay Zone, building height shall not exceed fifty (50) feet. However, if a building exceeds twenty-five (25) feet in height, rear yard and side yard setbacks shall increase by ten (10) feet for a total of thirty (30) feet side yard and forty (40) feet rear yard. Front yard setbacks within the Lapeer Road Overlay District shall be a minimum of fifty (50) feet. *(added 02.01.16)*

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