

**Section 18.00 – Preamble**

The Industrial Park (IP) Districts are intended to provide locations for the development of industrial subdivisions permitting a variety of industrial uses in a park-like setting with full provision of roads and utilities and with adequate setbacks, greenbelts, and landscaping. This district is intended to provide locations for similar activities as are permitted in the Limited Industrial 1 and 2 Districts.

Furthermore, it is intended that the effects of any industrial activity in an IP District should be confined within the IP District, so as to not create any nuisance or hazard for adjacent or nearby uses. It is further intended that Industrial Park Districts shall have an internal roadway with a minimum sixty (60) foot right-of-way, that each building or use within the complex have direct access onto that internal roadway, and that the district, as a whole, have direct access onto an existing or proposed major thoroughfare.

**Section 18.01 – Principal Uses Permitted**

The following uses shall be permitted subject to the standards and requirements set forth herein:

- A. Warehousing and wholesale establishments, storage and transfer facilities, other than those accessory to an adjoining retail use and not including waste disposal transfer stations.
- B. Compounding, processing, packaging or treatment of such products as: bakery goods, candy, cosmetics, food products, hardware and cutlery, pharmaceuticals, toiletries.
- C. The manufacture, compounding, assembling or improvement of articles or merchandise using previously prepared materials such as, but not limited to, the following: canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastics, precious or semi-precious metals or stones, shell, soil, textiles, millwork, tobacco, wax, wire, wood or yarns, and sheet metal, but not including large stamping plants and saw mills.
- D. Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay or kilns fired only by electricity or gas.
- E. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps or other small molded rubber products.
- F. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs, printed circuit boards, computers and computer sub-assemblies.
- G. Manufacture and repair of electronic or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
- H. Building material sales.
- I. Packaging and/or parcel delivery services.
- J. Printing plants.
- K. Tool and die shops, and gauge and machine shops.
- L. Storage buildings, repair facilities, and/or yards for vehicles, equipment, and materials for contractors, landscaping and/or lawn treatment services, and recreational vehicles.
- M. Facilities where primary activities are of an experimental or testing nature.
- N. Planned Unit Development, subject to the standards and approval requirements set forth in Section 30.03.  
*(amended 04.10.86)*

**Section 18.02 – Accessory Uses Permitted**

The following accessory uses shall be permitted, subject to the standards and requirements set forth herein and subject to the provisions set forth in Section 27.02:

- A. Offices for the use of and related to the principal use.
- B. One storage building for materials or equipment related to the principal use. However, building material outlets may be permitted additional storage facilities, subject to Planning Commission approval.
- C. Other accessory buildings, structures or uses customarily incidental to any of the principal uses.

**Section 18.03 – Special Land Uses** *(added 09.21.09)*

The following uses shall be permitted as special land uses in the Industrial Park District (IP), subject to the standards and requirements set forth herein and subject to the standards and approval requirements as provided in Section 30.02:

- A. Indoor recreation establishments including, but not limited to, batting cages, dance studios, cheerleading, gymnastics, indoor courts and fields for football, soccer, tennis, basketball, driving ranges, archery, skating rinks, hockey, and other indoor recreation facilities, subject to a review of parking by the Planning Commission and subject to the submittal of parking studies based upon Institute of Transportation Engineers (ITE) standards, if required.

For the above listed indoor recreation establishments, the Planning Commission may allow a maximum building height of forty (40) feet, subject to the review of adjoining land use and a determination that additional building height for recreation uses will not adversely impact neighboring uses.

- B. 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 IP zoning district, and may include such uses as: *(added 09.02.14)*
  - 1. Showrooms for kitchen, bath, household fixtures, household furniture or other retail activities associated with fabrication, processing, or wholesaling. Products retailed shall be a minor part of the principal use activity. Retail floor area shall not exceed thirty (30%) percent of the total floor area.
  - 2. Automotive retail and service, such as trailer hitches, car stereo, window tinting and similar uses.
  - 3. Automotive repair, paint and body shop, collision shop.
  - 4. Equipment repair and sales, such as recreational vehicles, lawn equipment, power tools, construction equipment.
  - 5. Mini-storage and warehousing.
  - 6. Veterinary clinics and animal boarding.
  - 7. Banks and credit unions, with or without drive-through facilities.
  - 8. Restaurants, including drive-through restaurants.
  - 9. Churches.
  - 10. Hotels and motels.
  - 11. Uses similar to the above, in accordance with 27.02(E), and which will not create adverse impacts to surrounding uses.

### Section 18.04 – Uses Not Permitted

The following uses are not permitted in the Industrial Park District:

- A. Facilities where activities of a retail nature, except for building material sales and parcel delivery services, are conducted.
- B. Stand-alone facilities for the sale and/or consumption of food or beverages either on or off-site.

### Section 18.05 – Required Conditions

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.
  - 1. The outside storage of materials, supplies, vehicles, equipment or similar items is allowed only when such storage is specifically shown on the site plan as approved by the Planning Commission.
  - 2. Outside storage shall be limited to the rear yard area.
  - 3. Outside storage areas shall be completely fenced with a chain link fence at least eight (8) feet high.
  - 4. Outside storage areas shall be screened from view of all roadways. This screening shall be either opaque screening or evergreen landscape screening in accordance with the provisions set forth in Section 27.05.
  - 5. Outside storage or display within the Lapeer Road Overlay District shall be located at least five hundred (500) feet from a residential zoning district. Outside storage or display located along the Lapeer Road right-of-way shall be setback at least fifty (50) feet and shall be screened with landscaping and/or fencing in accordance with Section 27.05.A.5. *(added 09.02.14)*
- C. Minimum Parcel Size.
  - 1. The minimum parcel size for the Industrial Park as a whole shall be twenty (20) acres.
  - 2. The minimum lot size within an Industrial Park shall be two (2) acres. *(amended 06.13.96)*
- D. Off-Street Parking.
  - 1. One (1) parking space per one thousand (1000) square feet of gross floor area or one (1) space per employee whichever is greater for uses within the IP zoning district. One (1) additional parking space shall be added for every four (4) required spaces for facilities which operate more than one employee shift. *(amended 08.06.07)*
  - 2. 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)*
  - 3. No parking area or driveway shall be closer than twenty (20) feet to the adjacent property line. However, if the parcel in question abuts a residentially used or zoned parcel, then no parking area or driveway shall be closer than fifty (50) feet to the adjacent property line. *(amended 06.15.89)*

4. The internal roadway shall not be closer than one hundred (100) feet to an adjacent property line.
5. All internal roadways and driveways in the front yard area shall be continuously curbed. All roadways, driveways and parking areas shall consist of hard-surfaced concrete, blacktop or equivalent, as approved by the Planning Commission.
6. All 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 for each use in the Industrial Park shall be submitted to the Planning Commission for approval. The landscape plan shall specify plant 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 zoning lot, except where ingress or egress drives are located, when the parcel abuts commercial/office or industrially zoned property. However, when the parcel abuts residentially zoned property, the landscaped greenbelt shall be at least fifty (50) feet in width, except where ingress or egress drives are located. *(amended 06.15.89, 05.22.97)*
3. The off-street parking areas and access driveways 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. In addition, an underground lawn irrigation system shall be required in any landscaped area located in the front yard. *(amended 05.22.97)*
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.

1. Any industrial park developed or proposed in the IP District shall have an internal public road having a minimum right-of-way of at least sixty (60) feet.
  2. The internal public road shall have direct access onto an existing or proposed major thoroughfare having a thoroughfare having a right-of-way of at least one hundred twenty (120) feet.
- I. Utilities. All utilities servicing the business structure may be required by the Planning Commission to 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 of the building or principal use structure.
  2. The fourth side of the trash receptacle enclosure 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. The loading and unloading area shall not be located where it will not interfere with parking or obstruct ingress and egress.
  2. The loading and unloading area shall be located in the rear or side yard. However, it may be located in a front yard area only when the loading area is of a drive-through design as approved by the Planning Commission.
  3. Truck wells shall not be located in the front yard area.
  4. 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. General Requirements. All activities and uses within this District shall conform to the following:
1. Smoke. A person or industry shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than three (3) minutes in any one (1) hour which is:
    - a. As dark or darker in shade as that designated as No. 1/2 on the Ringelmann Chart, as published by the United States Bureau of Mines, or
    - b. Of such density as to obscure an observer's view to a degree equal to or greater than the level of smoke described in Subsection (a) of this section.
    - c. At no time may smoke emissions be darker than Ringelmann No. 1.
  2. Open Fires. A person or industry shall not burn any combustible refuse in any open outdoor fire within the District.

3. Noxious Gases. No noxious or malodorous gases shall be allowed to escape into the atmosphere in concentrations which are offensive, which produce a public nuisance or hazard on any adjoining lot or property, or which could be detrimental to human, plant or animal life.
4. Air Contaminants. A person or industry shall not discharge from any source whatsoever such quantities of air contaminants or other material, including fly-ash, dust, vapor, or other air pollutants, which could cause injury or harm to health, animals, vegetation, or other property, or which can cause excessive soiling. Dust, dirt, smoke, or fly-ash shall not be in excess of 0.3 grams per cubic foot of flue gas at stack temperature of 500 degrees Fahrenheit and not to exceed fifty percent (50%) excess air.
5. Glare and Heat. Any operation or activity producing glare shall be so conducted that direct and indirect illumination from the source of light shall not cause illumination in excess of one-half (0.5) of one (1) foot-candle when measured at any adjoining residence or business district boundary line. Flickering or intense source of light shall be so controlled as not to cause a nuisance across any lot lines.

If heat is a result of an industrial operation, it shall be so insulated as to not raise the temperature at any property line at any time.

6. Noise. The measurable noise emanating from the premises and as measured at the street or property line, may not exceed sixty (60) decibels as measured on the "C" scale of a sound level meter constructed and calibrated in conformance to the requirements of the American Standards Association. Objectionable noises, due to intermittence, beat frequency or shrillness, shall be muffled so as not to become a nuisance to adjacent uses. Sirens and related apparatus used solely for safety and other public purposes are exempt from this standard.
7. Vibration. Vibrations from industrial operations and vehicular traffic in this zone must be controlled to the extent that they cannot be felt past any property line.
8. Radio Transmission. For electronic equipment required in an industrial operation, the equipment shall be so shielded that its operation will not interfere with radio, television or other electronic equipment.
9. Storage of Flammable Materials. Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire-fighting and fire suppression equipment and such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved.
10. Radioactive Materials. No activity shall emit dangerous radioactivity at any point, or unreasonable electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.
11. Water Pollution. Pollution of water shall be subject to such requirements and regulations as are established by the Michigan State Department of Health, the Michigan Water Resources Commission, the Oakland County Health Department, and the U.S. Environmental Protection Agency. Such requirements and regulations shall apply in all cases except when they are less stringent than the following standards in which case the following standards shall apply:
  - a. No wastes shall be discharged in the public sewer system which is dangerous to the public health and safety.
  - b. Acidity or alkalinity shall be neutralized to a pH of 7.0 as a daily average on a volumetric basis, with a maximum temporary variation of pH 5.0 to 10.0.
  - c. Wastes shall contain no cyanides and no halogens and shall contain not more than 10 p.p.m. of the following gases: hydrogen sulphite, sulphur dioxide and nitrous oxide.

- d. Wastes shall not contain any insoluble substance in excess of 10,000 p.p.m. or exceeding a daily average of 500 p.p.m. or fail to pass a No. 8 Standard Sieve, or have a dimension greater than one-half (1/2) inch.
  - e. Wastes shall not have chlorine demand greater than 15 p.p.m.
  - f. Wastes shall not contain phenols in excess of .005 p.p.m.
  - g. Wastes shall not contain any grease or oil or any oil substance in excess of 100 p.p.m. or exceed a daily average of 25 p.p.m.
- N. 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, 02.04.03)*
- O. 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)*
- P. 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 18.06 – Area and Bulk Requirements (Applies to Principal and Accessory Uses)**

		<b>IP</b>
A	Front Yard Setback	50 ft.
B	Rear Yard Setback	50 ft. *
C	Side Yard Setback	20 ft. on each side *
D	Minimum Lot Area for Total Industrial Park	20 acres
E	Minimum Lot Area for Each Principal Structure or Use Within Industrial Park	2 acres
F	Maximum Lot Coverage	35%
G	Maximum Heights of All Structures	40 ft. *
H	Minimum Clear Space Around Structures	15 ft.

*Amended 06.13.96, 05.22.97, 09.02.14*

\* Within the Lapeer Road Overlay District, building height shall not exceed fifty (50) feet. However, if a building exceeds forty (40) 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 sixty (60) feet rear yard. *(amended 02.01.16)*

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