

Section 25.00 – Preamble

The Parking Districts are intended to accommodate the off-street parking needs of those uses which are unable to provide adequate space for parking within their own district boundaries. However, this District is not intended to be attached to any district used for single-family residential purposes.

Section 25.01 – Principal Uses Permitted

The only use permitted within the Parking District is off-street parking of private passenger vehicles for periods of less than twenty-four (24) hours, subject to the requirements set forth herein.

Section 25.02 – Accessory Uses Permitted

The only accessory use permitted within the Parking District is a shelter for any persons who may be employed as parking attendants, subject to the requirements set forth herein and in Section 27.02.

Section 25.03 – Uses Not Permitted

Any use that provides a service other than off-street parking of private passenger vehicles for a period of less than twenty-four (24) hours, whether inside or outside of a structure, shall not be permitted in the Parking District.

Section 25.04 – 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. This site plan may be part of, or accompany, the site plan for the development that will be served by the off-street parking.

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 six thousand (6,000) square feet.

D. Off-Street Parking.

1. A parcel within this District shall only be used for off-street parking. The number of spaces to be provided shall be determined by the requirements of the adjacent use that is to be served by the off-street parking.

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)

E. Landscaping.

1. The landscaping requirements shall be the same as are required for the adjacent use that is to be served by the off-street parking.

2. 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)*

F. Sign Regulation.

1. Only signs designating entrances, exits, and conditions of use or parking fee shall be permitted in this District. Entrance and exit signs shall not exceed two (2) square feet in size. Signs that indicate the conditions of use shall not exceed ten (10) square feet in size.
2. All signs shall be maintained in good condition.
3. All signs shall comply with the standards set forth in Orion Township Sign Ordinance No. 138. *(amended 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.

If the Parking District abuts a public road, then road access requirements are the same as are required for the adjacent use that is to be served by the off-street parking.

I. Utilities.

The utility requirements shall be the same as are required for the adjacent use that is to be served by the off-street parking.

J. Covered Trash Areas.

Trash receptacles, except for litter containers, are not permitted within the District.

K. Loading and Unloading.

Not applicable.

L. Performance Guarantee Requirement. *(amended 08.15.16)*

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.

M. Building Size.

The parking attendant's shelter shall not exceed one hundred (100) square feet in area or ten (10) feet in height.

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, 02.03.03)

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 25.05 – Area and Bulk Requirements (Applies to Principal and Accessory Uses)

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A	Front Yard Setback Rear Yard Setback Side Yard Setback	Same as for the adjacent district to which the Parking District is attached.
B	Minimum Lot Area	6,000 sq. ft.
C	Maximum Structure Area	100 sq. ft.
D	Maximum Structure Height	10 ft.

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