

**Section 6.00 – Preamble**

The R-1, R-2, and R-3 Single Family Residential Districts are intended to provide areas within the Township suitable for residential use in a family type atmosphere. It is intended that R-1, R-2, and R-3 Districts be developed in accordance with availability of public utilities. Thus, it is intended that areas be established where public utilities are not available while smaller lot areas be established only where public sewers are available. R-1, R-2, and R-3 zones are designated in accordance with the Township Master Plan objectives in keeping with the semi-rural character envisioned for the majority of the Township. Furthermore, it is intended that the designation of R-1, R-2, and R-3 Districts take into account and preserve the environment and physical characteristics of the land.

**Section 6.01 – Use Matrix** *(added 07.16.18)*

Uses Permitted by Right shall be permitted subject to the standards and requirements set forth herein. Special Uses shall be permitted subject to the standards and requirements set forth herein and subject to the standards and approval requirements as provided for in Section 30.02. Accessory Uses shall be permitted subject to the standards and requirements set forth herein and in Section 27.02. The Planning Commission may 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 areas.

*Zoning District Chart Next Page*

LAND USE <i>(added 07.16.18)</i>	Zoning District	Footnotes
<b>P = Permitted by Right    S = Special Use</b>	<b>R-1, R-2, R-3</b>	
Land Use		
Single family detached buildings.	P	
Agriculture & farming use, including livestock and poultry raising, dairying, horticulture, forestry, sod farming, and similar agricultural enterprises or use of land or structures.	P	<i>O</i>
Mobile homes	P	<i>A</i>
Planned Unit Development, subject to standards & approval requirements set forth in Section 30.03.	P	
Adult family day care homes, adult foster care family homes, child family day care homes and child foster family group homes.	P	
Publicly owned & operated municipal buildings, libraries, parks, parkways, & recreational facilities.	S	
Public, parochial and private elementary, intermediate and/or high schools offering courses in general education.	S	<i>D</i>
Churches	S	<i>E</i>
Cemeteries	S	<i>F</i>
Public utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations and switchboards but excluding storage yards.	S	
Publicly owned swimming and/or bathing beaches, as a principal use or an accessory use.	S	<i>G</i>
Land may be used for privately owned and operated parks, picnic groves or similar facilities for outdoor recreation which shall not be operated for profit, provided that such use does not impair the natural appearance of such land or tend to produce unreasonable noise or annoyance to surrounding properties, and provided further, that no use shall be made of any open land or water for boat liveries or commercial bathing beaches.	S	
Swimming pool clubs	S	<i>H</i>
Convalescent homes	S	<i>I</i>
Day care centers	S	<i>J</i>
Bed and breakfasts	S	<i>K</i>
Adult group day care homes, adult foster care small group homes, adult foster care large group homes, child group day care homes	S	<i>L</i>
Accessory Land Uses		
Accessory buildings, structures and uses, customarily incidental to any of the special land uses listed above when located on the same property and not involving any business, profession, trade or occupation other than provided for in R-1, R-2, and R-3 Single Family Residential Districts.	S	<i>O</i>
A garage designed and used for the storage of not more than three (3) vehicles owned and used by the occupants of the primary residence.	P	<i>B</i>
Private stables	P	<i>C, O</i>
Accessory buildings, structures and uses, customarily incidental to any of the principal uses, when located on the same property and not involving any business, profession, trade or occupation other than provided for in the R-1, R-2, and R-3 Single Family Residential Zoning District.	P	<i>O</i>
Home occupations shall be permitted in any residential dwelling, provided that such home occupations conform to the standards set forth in Section 27.02 (B) of this Ordinance.	P	
Poultry, rabbits, sheep and goats may be kept as an accessory use on a non-commercial basis for use on the premises	S	<i>M</i>
Private swimming pools, except those located within a principal use	P	<i>N</i>

**Section 6.02 – Footnotes to Use Matrix** *(added 07.16.18)*

- A. A mobile home may be used as a single-family dwelling on a lot outside of a mobile home park, if the following standards and requirements are met. These standards and requirements shall not necessarily apply to a mobile home located in a licensed mobile home park.
1. Lot Requirements
    - a. Not more than one mobile home (single or double-wide) shall be used as a single-family dwelling on a lot, nor shall a mobile home be placed on any lot on which another single-family dwelling is located.
    - b. A mobile home shall not be used as an accessory building on any residential lot.
    - c. Unless otherwise specified herein, mobile homes used outside of mobile home parks shall conform to all of the requirements and standards in the zoning district in which the mobile home is located.
  2. Minimum Floor Area, Floor Width, and Building Bulk Requirements
    - a. The minimum exterior width of the main body shall not be less than twenty (20) feet at any point.
    - b. The mobile home shall comply with the minimum square footage (floor area) requirements for the zoning district in which it is located.
    - c. The minimum interior floor-to-ceiling height shall not be less than seven feet, six inches (7'6").
  3. Foundation Requirements
    - a. A mobile home shall be attached to a permanent foundation or basement not less in area than the perimeter of the dwelling. The foundation and/or basement shall be constructed in accordance with the adopted building code of Orion Township.
    - b. The mobile home shall be installed according to manufacturer's setup requirements, and secured using an anchoring system that meets the Michigan Mobile Home Commission requirements.
    - c. The wheels, tongue and hitch assembly, and other towing appurtenances shall be removed before attaching the mobile home to its foundation.
  4. Utilities
    - a. Mobile homes in single family districts shall be connected to public water and sewer facilities, if available, or to private facilities approved by the Oakland County Health Department.
  5. Exterior Design and Appearance
    - a. The exterior design and appearance of a mobile home in a single-family district shall be similar or closely compatible to that found on conventional single family, stick-built homes in the surrounding area. Accordingly, mobile homes in single family districts shall meet the following standards:
      - i. Covering. Exterior walls, including the roof line, shall be covered with materials that are common in color, texture, malleability, direction of joints, and method of fastening to exterior materials used on conventionally-constructed homes typically found in the surrounding area.
      - ii. Pitch of Roof. The roof overhang and pitch shall be comparable to the overhang and pitch of conventionally-constructed homes typically found in the surrounding area, provided the pitch of the roof shall not be less than one (1) foot of rise for each three (3) feet of horizontal run.

- iii. Roof. The roofing material shall be shake, tile, composition, shingle or other material commonly found on conventionally constructed homes in the surrounding area. The roof drainage system shall be designed to collect and concentrate the discharge of rain and snowmelt waters and prevent roof drainage along the sides of the dwelling.
  - iv. Entrances/Exits. A mobile home shall have no fewer than two (2) permanent exterior doors for entrance and exit, either at the front and rear or front and side of the mobile home, depending on the placement of doors on the majority of conventionally-constructed homes in the surrounding area.
  - v. Steps. Each door shall have a porch with steps permanently attached to the exterior door area and to the ground. Such steps and porches shall be comparable to the steps and porches used on conventionally constructed homes typically found in the surrounding area, and shall comply with the regulations set forth in the adopted Building Code of Orion Township.
  - vi. Windows. Window glass shall be recessed at least 1-1/2 inches behind the exterior surface of the siding on a mobile home. All windows shall comply with the height and width requirements of the adopted Building Code of Orion Township.
  - vii. Garage. A mobile home shall have a one- or two-car garage if the majority of homes in the surrounding area also have garages.
  - viii. Mechanical Equipment. Mechanical equipment, except for room air conditioners and television antennae, shall be concealed from view from the public right-of-way.
6. Construction Standards
- a. Mobile homes in single family districts shall comply with the adopted Building Code of the Charter Township of Orion, with the U.S. Department of Housing and Urban Development (HUD) Mobile Home Construction and Safety Standards being 24 CFR, PART 1700 to end, PART 3280, et seq, and with all other applicable ordinances and public acts.
7. Enforcement Officer Review
- a. It shall be the responsibility of the Enforcement Officer to determine if the proposed mobile home complies with the ordinance standards, including the requirement of compatibility with conventionally constructed homes typically found in the surrounding area. In determining compatibility, the Enforcement Officer shall compare the mobile home with existing homes located within two thousand (2,000) feet.
  - b. The Enforcement Officer's decision may be appealed to the Zoning Board of Appeals within a period of fifteen (15) days from receipt of the notice of the Enforcement Officer's decision.
8. Permits Required
- a. A building permit shall be obtained in accordance with Section 30.11 prior to any site or foundation construction and/or the moving of a mobile home onto a site in Orion Township.
  - b. No mobile home shall be occupied until a certificate of occupancy has been issued in accordance with Section 30.13 of this Ordinance.
- B. In addition, one (1) commercial vehicle may be parked on site or as permitted on the street in the residential district only in accordance with the following conditions:
- 1. The vehicle shall be used as the principal means of transportation of a resident of the dwelling and as an integral part of their employment, business or profession.

2. The commercial vehicle is not a dump truck, stake truck, flatbed truck, wrecker, septic tank pumper, semi-tractor, tanker truck, well-drilling rig, welding truck, semi-trailer or any type of commercial or construction equipment. Construction equipment is further defined in Article II of this Ordinance.
3. No part of the vehicle shall exceed nine (9) feet in overall height measured from the ground, nor shall the vehicle exceed twenty-one (21) feet in length.
4. The vehicle has no exposed outside storage of lumber, tools, pipes, glass or building material.
5. The vehicle has no more than one (1) rear axle and it does not exceed a three (3) ton pay load capacity.

However, the parking or storage of commercial vehicles or commercial equipment shall be allowed in any zoning district where such parking or storage is limited to vehicles or equipment engaged in the performance of a service on the adjacent or underlying property, for the period of time reasonably necessary to complete the service. Utility service vehicles, emergency service vehicles and agricultural vehicles are also exempt from these provisions.

- C. Private stables shall be permitted provided that they are designed, maintained, and used in a manner that does not create a nuisance for adjoining residents or the community at large, and provided further, that the following lot area requirements are complied with:

Number of Animals	Minimum Parcel Size
1	2.5 Acres
2 or more	1 Additional acre for each animal

1. Private stables shall not be closer to any property line than seventy (70) feet; provided further, that the tethering & pasturing of animals shall be confined & fenced entirely in the rear yard area & shall in no instance be closer than seventy (70) feet to any dwelling unit.
2. All manure shall be stored at least seventy (70) feet from any property line and removed from the premises once per week.
3. Animals shall be provided with a covered and enclosed shelter of adequate size to accommodate all animals kept on the premises and subject to setbacks.

- D. Subject to the following conditions:

1. No building shall be closer than one hundred (100) feet to any property line when said property line abuts or is adjacent to land zoned for residential purposes.
2. Minimum site size of five (5) acres shall be required.

- E. Subject to the following:

1. Minimum site size of two (2) acres and a maximum of five (5) acres for a church site; a minimum of five (5) acres if proposed use includes a church school.
2. All ingress to and egress from the site shall be directly onto a major thoroughfare, having an existing or planned right-of-way width of at least eighty-six (86) feet as indicated on the Township Master Plan.
3. No building shall be closer than forty (40) feet to any property line.
4. A site of at least two (2) acres shall be required. Development shall not be permitted on any part of a recorded subdivision plat.
5. Off-street parking shall be provided on the site in a ratio of one space for each six (6) feet of pew length in the main sanctuary or one space for each three (3) persons as designated in the maximum occupancy load of the main sanctuary.

F. Subject to the following:

1. The location of a cemetery may be permitted in any quarter section of any "R" District when the quarter section does not have more than fifty-one percent (51%) of its land area in recorded plats and the site shall consist of at least twenty-five (25) acres in size.
2. All sides of the cemetery shall be adequately screened from any residential zoning district or use by an earth berm at least six (6) feet in height or by a masonry wall at least six (6) feet in height.
3. Approval by the Planning Commission shall not be given until a satisfactory drainage plan has been approved by the Township Engineer.
4. Minimum side, front, & rear yard setback on all improvements shall be at least fifty (50) feet.

G. In allowing such use, the Planning Commission shall be guided by the following intent: Because the lakes located within the Township are small and developed residentially, it is the purpose of this Ordinance to allow public uses on the lakes but to control them in such a way that the character of residential areas will not be disturbed; to prevent overcrowding of the lake itself and to limit activities so they do not become a nuisance to residential areas. In order to carry out these intentions, the following conditions shall be met:

1. The site shall have a water frontage of not less than four hundred (400) feet.
2. A greenbelt buffer shall be provided where the site is abutting a residential district. Said buffer shall be a minimum of twenty (20) feet in width and shall be heavily planted in trees and shrubs so as to provide a full and continuous obscuring screen and to prevent unreasonable noise or annoyance to surrounding properties.
3. The beach site shall be provided with a protective fence six (6) feet in height and entry shall be provided by means of a controlled gate.
4. Activities shall be confined to swimming and boating with boats provided only by the agency operating such facility. Launching of private boats shall be prohibited.
5. The recreation facility shall be operated only during daylight hours. When not in use, the facility shall be secured in such a way as to prevent entrance.
6. The beach site shall be designed for, and its use restricted to, the number of persons who could be accommodated at any one time, based upon the following space requirements:
  - a. One (1) lineal foot of water frontage for every two (2) persons.
  - b. Two hundred (200) feet in depth for sunbathing and play as measured perpendicular from the water's edge.
  - c. One hundred (100) additional feet in depth for picnicking.
  - d. When the use is a principal use, there shall be an additional parking area depth of two hundred (200) feet and one (1) off-street parking space for each three (3) persons for which the maximum design capacity of the beach is designed.
7. The provisions of this section shall not apply to subdivision recreation parks.

H. Subject to the following conditions:

1. Swimming pool clubs shall be incorporated on a nonprofit basis and maintained and operated for the exclusive use of members and their guests. Membership shall be limited by subdivision or another specified geographic area within the Township as specified in said club's Articles of Incorporation.

2. Front, side and rear yards shall be a minimum of eighty (80) feet. There shall be no parking or structures permitted in these yards, except for an entrance drive and for those walls and/or fences used to obscure the use from abutting residential districts. The yards herein required shall be landscaped and planted in grass in accordance with a landscape plan submitted to and approved by the Township Planning Commission.
  3. Buildings erected on the premises shall not exceed one (1) story in height, except where, due to topography, a lower level shall be permitted when said lower level is entirely below the grade of the thoroughfare abutting the parcel in question.
  4. Off-street parking shall be provided equal to one (1) parking space for at least each four (4) member families, or individual members.
  5. Whenever required off-street parking is adjacent to land used for residential purposes, an obscuring wall or fence, at least six (6) feet in height, shall be provided along that entire side of the parking not including driveways.
  6. All parking shall be surfaced as required by this Ordinance.
  7. Whenever a swimming pool is constructed under this Ordinance, said pool area shall be provided with a protective fence six (6) feet in height, and entry shall be provided by means of a controlled gate.
  8. All lighting shall be shielded to reduce glare and shall be so arranged as to reflect the light away from all residential districts and be confined to parking and pool areas.
- I. Not to exceed a height of three (3) stories, when the following conditions are met:
1. The site shall be developed to create a lot area-to-bed space ratio of at least one thousand five hundred (1,500) square feet of parcel area per each one (1) bed in the convalescent home. This minimum one thousand five hundred (1,500) square foot per bed requirement is over and above the principal building coverage area. However, this required space may contain service drives, off-street parking, loading area, yard requirements, and landscaping and/or accessory uses.
  2. No building shall be closer than forty (40) feet from any property line.
  3. A site of at least five (5) acres shall be required. Development shall not be permitted on any part of a recorded subdivision plat.
  4. Off-street parking shall be provided in a ratio of one space for each bed within the convalescent home.
- J. Subject to the following conditions:
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 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 & safeguards to protect the health, safety & welfare of the children using the facility, including the necessity for additional fences, barriers, or other safety devices & 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.
  12. Day care centers within the R-1, R-2, or R-3 neighborhood areas shall have a maximum first floor building area of no greater than one hundred twenty five percent (125%) of the average first floor building area of residences within five hundred (500) feet of the subject parcel.
  13. Day care centers located within the R-1, R-2 or R-3 districts shall be aesthetically compatible in design and appearance with residential structures in the vicinity. The day care centers shall display similar roof designs, windows, facade materials, and landscaping as other residential structures in the area. The size, height, and scale shall also be compatible.
- K. Bed & Breakfasts shall be subject to County licensing provisions and shall be suitable in character for the use proposed and shall not be cause for a change in character of the neighborhood or cause concerns regarding traffic and safety. Bed and Breakfasts shall further be subject to the following:
1. Floor plans and elevation changes, drawn to scale for all floors to be utilized for Bed and Breakfast activities, shall be submitted to the Township.
  2. Bed and Breakfast operations shall be subject to the following size limitations:
    - a. Not more than four (4) bedrooms shall be utilized for bed and breakfast lodging in any one facility.
    - b. The maximum size of a bed and breakfast residence shall not be more than four thousand five hundred (4,500) sq. ft. This shall include all bedrooms, sitting areas, dining, or kitchen facilities or other habitable space used for bed and breakfast or owner residential use.
    - c. The minimum lot area for bed and breakfast facilities shall be fourteen thousand (14,000) sq. ft.



- d. The above standards may be waived or modified by the Planning Commission when it is determined that compliance with all of the above size limitations is unreasonable. The above standards shall however be applied to the maximum extent possible. Suitable alternatives which substantially achieve the purpose of this section may be accepted by the Planning Commission if the applicant demonstrates any of the following:
    - i. The bed and breakfast operation will not have a negative impact on the surrounding neighborhood.
    - ii. The size of the lot on which the bed and breakfast facility is proposed is of sufficient size to offer setbacks which exceed the R-1, Single Family Residential, setback requirements to neighboring properties and adequate room for the parking of automobiles.
    - iii. The bed and breakfast facility will operate in a designated or recognized historic structure.
  3. There shall be no separate cooking facilities provided for the bed and breakfast occupants. Meals, other than those served as a part of the normal operation of the household, shall be served only to occupants of the bed and breakfast facility.
  4. Occupancy shall be of a transient nature for periods not to exceed seven (7) days (one week) in duration in any one (1) month by any transient occupant. A guest registry indicating name, address, phone number, and vehicle license number, shall be kept indicating dates of arrival and departure of guests and shall be available to the Township for inspection upon request.
  5. An unlighted sign not exceeding six (6) square feet in area and not more than four (4) feet above grade may be provided. Such sign may be provided as a ground sign or a wall sign. The sign shall be designed in a manner compatible with the bed and breakfast facility and shall be designed with colors and style which are nonobtrusive to the surrounding residential neighborhood. Details of the proposed sign shall be submitted and reviewed by the Planning Commission.
  6. Off-street parking shall be provided based upon one (1) space for each rental room & one (1) space for the operator of the facility. It is the Township's intent to not encourage yards to be destroyed, landscaping removed, or the integrity of the neighborhood altered in order to provide parking. In those instances where parking requirements cannot be met, the applicant may request special consideration from the Planning Commission. To request special consideration, the applicant shall submit an analysis of parking required & parking provided within a three hundred (300) foot radius of the subject parcel. After analyzing this data, the Planning Commission may lower the number of the required parking spaces based on the fact that sufficient off-street or on-street parking exists in the neighborhood.
  7. The dwelling unit in which the bed and breakfast takes place shall be the principal residence of the owner and said owner shall live on the premises when the bed and breakfast operation is active.
  8. All such facilities shall comply with all applicable local, county, and state building, occupant living area, plumbing, electrical, mechanical, fire and health codes.
- L. Subject to the following conditions:
1. Such homes shall not be located closer than one thousand five hundred (1,500) feet to any of the following facilities:
    - a. Another State licensed adult or child group day care home.
    - b. Another State licensed adult foster care small group home or large group home.
    - c. A facility offering substance abuse treatment and rehabilitation services to seven (7) or more people.
    - d. A community correction center, resident home, halfway house, or other similar facility.

2. No more than two (2) identifiable off-street parking spaces shall be provided for employees, in addition to the two (2) required for the residence.
3. Compliance with all requirements set forth by the state for the issuance of a daycare license, including, but not limited to, the enclosure of any play areas with a four (4) foot high fence.

M. Subject to the following conditions:

1. Any such activity shall not constitute a nuisance and only be permitted on a parcel of land not less than two and one-half (2.5) acres in area.
2. All animals shall be adequately housed and fenced and shall not be permitted closer to any abutting property line than seventy (70) feet.
3. All manure shall be stored at least seventy (70) feet from any property line and removed from the premises once per week.

N. Shall be permitted as an accessory use within the rear yard only, provided they meet the following requirements:

1. There shall be a distance of not less than ten (10) feet between the adjoining property line and the outside of the pool wall.
2. There shall be a distance of not less than four (4) feet between the outside pool wall and any building located on the same lot.
3. No swimming pool shall be located less than forty (40) feet to any front lot line.
4. No swimming pool shall be located less than ten (10) feet from any side street or alley right-of-way, or the distance required for side yard by the Township Zoning Ordinance, whichever is greater.
5. No swimming pool shall be located in an easement.
6. For the protection of the general public, all pools shall be completely enclosed by a fence not less than four (4) feet in height. The gates shall be of a self-closing and latching type, with the latch on the inside of the gate not readily available for children to open. Gates shall be securely locked when the pool is not in use.

O. The maximum height of any farm structure, such as a barn, silo, or similar structure, shall be forty (40) feet.

### **Section 6.03 – Safety Path and Sidewalk Requirements** *(amended 01.05.87, 02.03.03)*

Construction of safety paths for pedestrian use and use by non-motorized vehicles shall be required of all developers in conjunction with the development of parcels in this zoning district. The safety paths shall conform to the specifications outlined in Section 27.06 and Ordinance No. 97. The sidewalks shall conform to the requirements of Ordinance No. 97.

**Section 6.04 – Area and Bulk Requirements** *(amended 01.05.87, 02.17.04, 02.07.05, 07.16.18)*

**Please see the Matrix Chart in Section 6.01 for variations to these requirements by use.**

	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>
Minimum Lot Area	14,000 sq. ft.	10,800 sq. ft.*	8,400 sq. ft.*
Minimum Width of Lot	100 ft.	80 ft.	70 ft.
Minimum Lot Setbacks (in feet)			
Front Yard**	40 ft.	35 ft.	30 ft.
Each Side Yard***	10 ft.	10 ft.	10 ft.
Rear Yard	35 ft.	35 ft.	35 ft.
Minimum Floor Area/Unit	1,320 sq. ft.	1,080 sq. ft.	960 sq. ft.
Maximum Lot Coverage	25%		
Total Maximum Floor Area of All Accessory Buildings	See Section 27.02, A, 8		
Height of Structures	30 ft.	30 ft.	30 ft.
<p>*In those instances where public sewers are not provided, a minimum lot area of 12,500 sq. ft. shall be provided.  ** Where the front setbacks of two (2) or more principal structures in any block (in the case of platted properties) or within three hundred (300) feet (in the case of unplatted properties) in existence at the time of passage of this Ordinance, within the district zoned and on the same side of the street, are less than the minimum front setbacks required herein, then any building subsequently erected within said block (or three hundred (300) feet) shall not be less and not be greater than the average depth of the front setbacks of the existing structures.  *** Where a garage door or opening faces a side lot line, said side lot setback shall be thirty (30) feet.</p>			

**Section 6.05 – Sign Regulation** *(amended 10.08.98, 02.21.06)*

All signs shall comply with the standards set forth in Orion Township Sign Ordinance No. 153.

**Section 6.06 – Tree Preservation Regulations** *(amended 08.03.00)*

The tree removal permit requirements apply to developments in these Districts, according to the terms of Section 27.12.

**Section 6.07 – Wetland Setbacks** *(added 09.17.07)*

The wetland setback requirements apply to developments in this District, according to the terms of Section 27.17.

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