

Section 26.01 – Footnotes to the Schedule of Regulations

- a. The maximum height of any farm structure, such as a barn, silo, or similar structure, shall be forty (40) feet.
- b. 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 need not be greater than the average depth of the front setbacks of the existing structures.
- c. A 70-foot setback is required for stables designed for the keeping of horses and/or cows (*see Section 5.02, 5.13, 5.24 or 6.02 – amended 04.19.90*).
- d. In the case of a rear yard abutting a side yard, or when a side yard is adjacent to a front yard across a common separating street, the side yard abutting the street shall not be less than the minimum front yard of the district in which it is located.
- e. Where a garage door or opening faces a side lot line, said side lot setback shall be thirty (30) feet.
- f. The minimum side yard setback for attached single-family structures shall be twenty (20) feet. The minimum side yard distance between structures containing attached units shall be forty (40) feet.
- g. Where attached single-family is proposed and/or the land is not being platted as a subdivision, minimum lot width and minimum floor area requirements shall apply to each unit.
- h. Standards apply to the development as a whole. Setback standards apply to individual dwelling units or mobile homes or other buildings located closest to exterior boundaries.
- i. Setback standards indicate minimum distance between internal roadways and buildings or between adjacent buildings.
- j. Setback standards indicate the minimum distance from the rear or side of one building (or mobile home) to the rear or side of an adjacent building (or mobile home).
- k. See Paragraphs E, F and G of Section 7.06 - Area and Bulk Requirements, RM-1, RM-2. (*amended 05.19.94*)
- l. See Paragraphs C and D of Section 7.06 - Area and Bulk Requirements, RM-1, RM-2. (*amended 05.19.94*)
- m. Minimum floor area shall be increased by one hundred (100) square feet for each additional bedroom beyond three bedrooms.
- n. Parking may be permitted in required yard areas after approval of the parking plan by the Planning Commission. Unless otherwise specified, a minimum unobstructed and landscaped setback of twenty (20) feet shall be maintained between the nearest point of the off-street parking area, exclusive of access driveways, and the nearest right-of-way line as indicated on the master right-of-way plan.
- o. Total area occupied by accessory buildings, structures, or uses shall not exceed twenty percent (20%) of the area occupied by the principal use, building, or structure.
- p. Total area occupied by accessory outdoor uses shall not exceed twenty-five percent (25%) of the area occupied by the principal use, building, or structure.
- q. The minimum parcel size for the Industrial Park as a whole shall be twenty (20) acres. The minimum lot size for each lot within an Industrial Park shall be two (2) acres. (*amended 06.13.96*)
- r. Accessory office buildings in a Railroad Freight Yard District shall be no greater than six thousand (6,000) square feet in area.

- s. Standards apply to the development as a whole.
- t. Standards apply to each structure within a Special Purpose 1 (SP-1) District.
- u. Minimum lot size for riding academies and stables shall be forty (40) acres.
- v. Front, side and rear yard setbacks shall be the same as for the adjacent district to which the Parking District is attached.
- w. Loading shall be provided in the side or rear yard at a ratio of at least ten (10) square feet per front foot of building and shall be computed separately from the off-street parking requirements; except in the case of OP-1 Districts, in which loading spaces shall be provided in the rear yard at a ratio of five (5) square feet per front foot of building. Where an alley exists at the rear of such buildings, the loading requirements may be computed from the center of said alley.
- x. In determining the placement of a structure or a sign on a lot, the front building setback line shall be measured from the future right-of-way line in accordance with the Road Commission of Oakland County Master Right-of-way Plan and the Michigan Department of Transportation (MDOT) Right-of-way Plan for Lapeer Road (M-24), adopted concurrently with this Ordinance (*may be adopted by Township Board by Resolution or adopted by the Planning Commission and incorporated within the Township Master Plan*), and as amended by the Orion Township Board from time to time. This provision relates solely to the measurement made for locating a structure on a lot, and is not intended to limit use of the property in other respects. Unless and until the area between the existing and future right-of-way lines is acquired or dedicated for public use, such area shall, in all respects, be considered to be private property for private use. Thus, for determining density of use and other calculations relating to the layout and substantive use rights of the property, the existing right-of-way line shall be applicable.

In the event that application of this provision, in combination with other dimensional requirements under this Ordinance, results in a loss of the right to construct a structure of the size which would be permitted if measurement were made from the existing right-of-way line, variance relief may be available upon application to the Zoning Board of Appeals, provided that all applicable grounds for relief are demonstrated. (*amended 11.29.01*)

Single Family Residential Districts	SUBURBAN FARMS	SUBURBAN ESTATES	SUBURBAN RANCH
ZONING DISTRICTS	SF	SE	SR
ARTICLE NO.	V	V	V
MINIMUM LOT SIZE	2.5 acres; 108,900 sq. ft.	1.5 acres; 65,340 sq. ft.	30,000 sq. ft.
MINIMUM LOT WIDTH	165 ft.	165 ft.	120 ft.
MAXIMUM HEIGHT OF STRUCTURES (in stories) (in ft.)	2 (a) 30	2 (a) 30	2 (a) 30
MINIMUM YARD SETBACKS (in ft.)¹ Front Yard Each Side Yard Rear Yard	40 (b) 20 (c,d,e) 40 (b)	40 (b) 20 (c,d,e) 40	40 (b) 20 (c,d,e) 40
MINIMUM FLOOR AREA PER UNIT (in sq. ft.)	1200	1200	1500 ²
MAXIMUM LOT COVERAGE BY ALL BUILDINGS (%)	20%	20%	20%
TOTAL MAXIMUM FLOOR AREA OF ALL ACCESSORY BUILDINGS³	See Section 27.02, A, 8	See Section 27.02, A, 8	See Section 27.02, A, 8
¹ Amended 04.19.90, 03.02.95, 02.17.04, 02.07.05 There is a 70-foot setback required for stables designed for the keeping of horses and/or cows. Refer to Section 5.02, 5.13 and 5.24. ² Minimum floor area cannot be less than 90% of the average floor area of the five (5) nearest existing homes of the same style in a platted subdivision and not less than the minimum floor area listed above. ³ Excluding decks as defined in Section 2.01.			

Single Family Residential – cont'd...	R-1	R-2	R-3
ZONING DISTRICTS	R-1	R-2	R-3
ARTICLE NO.	VI	VI	VI
MINIMUM LOT SIZE	14,000 sq. ft.	10,800 sq. ft.*	8,400 sq. ft.*
MINIMUM LOT WIDTH	100 ft.	80 ft.	70 ft.
MAXIMUM HEIGHT OF STRUCTURES (in stories) (in ft.)	2 (a) 30	2 (a) 30	2 (a) 30
MINIMUM YARD SETBACKS (in ft.) Front Yard Each Side Yard Rear Yard	40 (b) 10 (c,d,e) 35 (b)	35 (b) 10 (c,d,e) 35	30 (b) 10 (c,d,e) 35
MINIMUM FLOOR AREA PER UNIT (in sq. ft.) **	1320	1080	960
MAXIMUM LOT COVERAGE BY ALL BUILDINGS (%)	25%	25%	25%
TOTAL MAXIMUM FLOOR AREA OF ALL ACCESSORY BUILDINGS¹	See Section 27.02, A, 8	See Section 27.02, A, 8	See Section 27.02, A, 8
Amended 02.17.04, 02.07.05 * In those instances where public sewers are not provided, a minimum lot area of 12,500-sq. ft. shall be provided. ** Minimum floor area can not be less than 90% of the average floor area of the 5 nearest existing homes of the same style in a platted subdivision and not less than the minimum floor area listed above. ¹ Excluding decks as defined in Section 2.01.			

Single Family Residential – cont'd...	MOBILE HOME PARK DISTRICT	
	ZONING DISTRICTS	MHP (h)
ARTICLE NO.	VIII	VIII
MINIMUM LOT SIZE	15 acres	5,500 sq. ft. per mobile home
MINIMUM LOT WIDTH	---	---
MAXIMUM HEIGHT OF STRUCTURES (in stories)	2	2
MINIMUM YARD SETBACKS (in ft.)		
Front	50	15
Each Side Yard	50	20 (j)
Back	50	25 (j)
MINIMUM FLOOR AREA PER UNIT	---	---
MAXIMUM LOT COVERAGE BY ALL BUILDINGS (%)	---	---

Multiple Residential Districts (all units)	RESIDENTIAL MULTIPLE 1	RESIDENTIAL MULTIPLE 2
	ZONING DISTRICTS	RM-1
ARTICLE NO.	VII	VII
MINIMUM TOTAL SITE AREA	5 acres	5 acres
MINIMUM LOT WIDTH PER UNIT	---	---
MAXIMUM HEIGHT OF STRUCTURES (in ft.)	35	35
MINIMUM YARD SETBACKS (in ft.)	(k)	(k)
MAXIMUM DENSITY (rooms per acre)	(l)	(l)
MINIMUM FLOOR AREA PER UNIT (in sq. ft.)	(l)	(l)
MAXIMUM LOT COVERAGE BY ALL BUILDINGS (%)	25%	25%
Amended 05.16.94		

Office & Business Districts	OFFICE & PROFESSIONAL 1	OFFICE & PROFESSIONAL 2
ZONING DISTRICTS	OP-1	OP-2
ARTICLE NO.	IX	X
MINIMUM LOT SIZE	20,000 sq. ft.	2 acres
MINIMUM LOT WIDTH	---	---
MAXIMUM HEIGHT OF STRUCTURES (in ft.)	25	25 *
MINIMUM YARD SETBACKS (in ft.) Front Each Side Yard Back	30 (b) 20 30 (w)	100 *(b) 50 * 50 *
TOTAL MAXIMUM FLOOR AREA OF ALL ACCESSORY STRUCTURES (in sq. ft.)	---	---
MAXIMUM LOT COVERAGE BY ALL BUILDINGS (%)	30%	30%
MINIMUM CLEAR SPACE AROUND STRUCTURES (in ft.)	15	50
Amended 09.02.14 * Within the Lapeer Road Overlay District, 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 sixty (60) feet side yard and sixty (60) feet rear yard. Front yard setbacks within the Lapeer Road Overlay District shall be a minimum of fifty (50) feet.		

Office & Business Districts – cont'd...	RESTRICTED BUSINESS 1	RESTRICTED BUSINESS 2	PLANNED RESTRICTED BUSINESS 3
ZONING DISTRICTS	RB-1	RB-2	RB-3
ARTICLE NO.	XI	XII	XII
MINIMUM LOT SIZE	9,000 sq. ft.	20,000 sq. ft.	---
MINIMUM LOT WIDTH	---	---	---
MAXIMUM HEIGHT OF STRUCTURES (in ft.)	25	25	25
MINIMUM YARD SETBACKS (in ft.) Front Each Side Yard Back	20 (b) 15 (w) 20 (w)	30 (b) 20 (w) 30 (w)	100 * 20 20
TOTAL MAXIMUM FLOOR AREA OF ALL ACCESSORY STRUCTURES (in sq. ft.)	500	800	---
MAXIMUM LOT COVERAGE BY ALL BUILDINGS (%)	30%	30%	30%
MINIMUM CLEAR SPACE AROUND STRUCTURES (in ft.)	15	20	20
Amended 09.20.90, 05.30.96 * For zoning lots that are less than two hundred twenty-five (225) feet deep, the front yard setback may be reduced to equal not more than forty (40%) percent of the depth of the lot provided; however, that in no instance shall the setback be less than thirty (30) feet.			

Office & Business Districts – cont’d...	COMPARISON BUSINESS
ZONING DISTRICTS	CB
ARTICLE NO.	XIII
MINIMUM LOT SIZE	4 acres
MINIMUM LOT WIDTH	---
MAXIMUM HEIGHT OF STRUCTURES (in ft.)	25
MINIMUM YARD SETBACKS (in ft.)	
Front	30 (b)
Each Side Yard	40 (w)
Back	40 (w)
TOTAL MAXIMUM FLOOR AREA OF ALL ACCESSORY STRUCTURES (in sq. ft.)	40,000
MAXIMUM LOT COVERAGE BY ALL BUILDINGS (%)	30% (o)
MINIMUM CLEAR SPACE AROUND STRUCTURES (in ft.)	30

Office & Building Districts – cont’d...	GENERAL BUSINESS 1	GENERAL BUSINESS 2
ZONING DISTRICTS	GB-1	GB-2
ARTICLE NO.	XIV	XV
MINIMUM LOT SIZE (in sq. ft.)	12,000 sq. ft.	12,000 sq. ft.
MINIMUM LOT WIDTH	---	---
MAXIMUM HEIGHT OF STRUCTURES (in ft.)	25	25
MINIMUM YARD SETBACKS (in ft.)		
Front	30 (b)	40 (b)
Each Side Yard	30 (w)	40 (w)
Back	30 (w)	40 (w)
TOTAL MAXIMUM FLOOR AREA OF ALL ACCESSORY STRUCTURES (in sq. ft.)	500	10,000
MAXIMUM LOT COVERAGE BY ALL BUILDINGS (%)	30% (p)	30%
MINIMUM CLEAR SPACE AROUND STRUCTURES (in ft.)	30	40
Amended 09.20.90		

Special Purpose Districts	SPECIAL PURPOSE 1		SPECIAL PURPOSE 2
	SP-1 (s)	SP-1 (t)	SP-2
ZONING DISTRICTS	XXI	XXI	XXII
ARTICLE NO.	10 acres	5,000 sq. ft.	10 acres
MINIMUM LOT AREA	---	---	---
MAXIMUM LOT AREA	25	25	25
MAXIMUM HEIGHT OF STRUCTURES (in ft.)	30	30 (n)	150
MINIMUM YARD SETBACKS (in ft.)	40	20 (n)	150
Front	40	40 (n)	150
Each Side Yard			
Back			
MAXIMUM FLOOR AREA OF PRINCIPAL STRUCTURES (in sq. ft.)	200,000	10,000	25,000
MAXIMUM FLOOR AREA OF ACCESSORY STRUCTURES (in sq. ft.)	40,000	2,000	---
MAXIMUM LOT COVERAGE (%)	30%	---	---
MINIMUM CLEAR SPACE AROUND STRUCTURES (in ft.)	30	30	150

Parking Districts	PARKING
ZONING DISTRICTS	P
ARTICLE NO.	XXV
MINIMUM LOT AREA	6,000 sq. ft.
MAXIMUM LOT AREA	---
MAXIMUM HEIGHT OF STRUCTURES (in ft.)	10
MINIMUM YARD SETBACKS (in ft.)	
Front	(v)
Each Side Yard	(v)
Back	(v)
MAXIMUM FLOOR AREA OF PRINCIPAL STRUCTURES	---
MAXIMUM FLOOR AREA OF ACCESSORY STRUCTURES (in sq. ft.)	100
MAXIMUM LOT COVERAGE (%)	---
MINIMUM CLEAR SPACE AROUND STRUCTURES	---

Industrial Districts	LIMITED INDUSTRIAL DISTRICTS	
ZONING DISTRICTS	LI-1	LI-2 *
ARTICLE NO.	XVI	XVII
MINIMUM LOT OR PARCEL AREA	2 acres	2 acres
MAXIMUM LOT OR PARCEL AREA	---	30 acres
MAXIMUM HEIGHT OF STRUCTURES (in ft.)	25	40 *
MINIMUM YARD SETBACKS (in ft.)		
Front	50 (b)	50 (b)
Each Side Yard	50	25 *
Back	50	25 *
TOTAL STRUCTURE SIZE (sq. ft.)		
Maximum	---	---
Minimum	---	---
MAXIMUM LOT COVERAGE BY ALL STRUCTURES (%)	30%	30%
MINIMUM CLEAR SPACE AROUND STRUCTURES (in ft.)	50	25
Amended 09.02.14 * Within the Lapeer Road Overlay District, 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-five (35) feet side yard and thirty-five (35) feet rear yard.		

Industrial Districts – cont’d...	INDUSTRIAL PARK	
ZONING DISTRICTS	IP	
ARTICLE NO.	XVIII	
MINIMUM LOT OR PARCEL AREA	20 acres (q)	
MAXIMUM LOT OR PARCEL AREA	---	
MAXIMUM HEIGHT OF STRUCTURES (in ft.)	40	
MINIMUM YARD SETBACKS (in ft.)		
Front	50	
Each Side Yard	20 (on each side) *	
Back	50 *	
TOTAL STRUCTURE SIZE (sq. ft.)		
Maximum	---	
Minimum	---	
MAXIMUM LOT COVERAGE BY ALL STRUCTURES (%)	35%	
MINIMUM CLEAR SPACE AROUND STRUCTURES (in ft.)	15	
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 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 sixty (60) feet rear yard.		

Industrial Districts – cont'd...	INDUSTRIAL COMPLEX
ZONING DISTRICTS	IC
ARTICLE NO.	XIX
MINIMUM LOT OR PARCEL AREA	400 acres
MAXIMUM LOT OR PARCEL AREA	500 acres
MAXIMUM HEIGHT OF STRUCTURES (in ft.)	40
MINIMUM YARD SETBACKS (in ft.)	
Front	100
Each Side Yard	100
Back	100
TOTAL STRUCTURE SIZE (sq. ft.)	
Maximum	4 million
Minimum	2 million
MAXIMUM LOT COVERAGE BY ALL STRUCTURES (%)	---
MINIMUM CLEAR SPACE AROUND STRUCTURES (in ft.)	100

Industrial Districts – cont'd...	RAILROAD FREIGHT YARD
ZONING DISTRICTS	RFY
ARTICLE NO.	XX
MINIMUM LOT OR PARCEL AREA	40 acres
MAXIMUM LOT OR PARCEL AREA	---
MAXIMUM HEIGHT OF STRUCTURES (in ft.)	30
MINIMUM YARD SETBACKS (in ft.)	
Front	150
Each Side Yard	150
Back	150
TOTAL STRUCTURE SIZE (sq. ft.)	
Maximum	8,000 (r)
Minimum	---
MAXIMUM LOT COVERAGE BY ALL STRUCTURES (%)	---
MINIMUM CLEAR SPACE AROUND STRUCTURES (in ft.)	30

Recreation Districts	RECREATION 1	RECREATION 2
ZONING DISTRICTS	REC-1	REC-2
ARTICLE NO.	XXIII	XXIV
MINIMUM LOT OR PARCEL AREA	20,000 sq.ft.	2 acres (u)
MAXIMUM LOT OR PARCEL AREA	---	175 acres*
MAXIMUM HEIGHT OF STRUCTURES (in ft.)	25	25
MINIMUM YARD SETBACKS (in ft.)		
Front	30 (n)	30 (n)
Each Side Yard	20 (n)	20 (n)
Rear	30 (n)	30 (n)
MAXIMUM FLOOR AREA OF PRINCIPAL STRUCTURES	---	---
MAXIMUM FLOOR AREA OF ACCESSORY STRUCTURES (in sq. ft.)	750	1,500
MAXIMUM LOT COVERAGE BY ALL STRUCTURES (%)	30%	10%
MINIMUM CLEAR SPACE AROUND STRUCTURES (in ft.)	15	15
Amended 12.17.84 * Except for government parks		

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