

Section 33.00 – Preamble

The Gingellville Village Center Overlay District encompasses the area as illustrated on the Charter Township of Orion Zoning Map. The purpose of the Gingellville Village Center Overlay District shall be to promote the development of the area in accordance with the Gingellville Village Planning and Design Guidelines in such a manner that will: maintain, preserve and enhance historic resources; allow for a mixed use concept of new development that advances the creation of a “Village”; arrive at a residential pattern which addresses both style and architecture appropriate for the area; and, develop a vehicular and pedestrian circulation pattern appropriate for a “Village” while recognizing current community and lifestyle issues.

Section 33.01 – Principal Uses Permitted

All uses within the Gingellville Village Center Overlay District shall be restricted to those listed as either permitted principal uses and/or special uses in the underlying zoning district or those uses listed as approved as a separate Planned Unit Development.

- A. Unless otherwise zoned, commercial uses shall be limited to low intensity retail, office or professional uses similar to the Restricted Business zoning district (RB).
- B. Unless otherwise zoned, “Big Box” or intensive commercial uses shall be restricted. Maximum floor area for commercial use shall be limited and shall be consistent with the Village character (generally not greater than thirteen thousand (13,000) square feet per tenant). (amended 08.29.11)
- C. Unless otherwise zoned, commercial or office uses shall not extend more than five hundred thirty-five (535) feet beyond the future right-of-way of Baldwin Road. Parcel areas deeper than five hundred thirty-five (535) feet shall be reserved for residential uses. (amended 08.29.11)
- D. Unless otherwise zoned, multi-family, attached housing shall not extend more than one thousand (1,000) feet east or west of the future right-of-way of Baldwin Road. (amended 08.29.11)
- E. Mixed-Use PUD projects within the Village Center are intended to be predominately residential. Not more than fifty percent (50%) of the total floor area for a mixed PUD project shall be non-residential. However, the Township Board and Planning Commission may consider deviations from the fifty percent (50%) maximum non-residential floor area if it is determined that the project will not create excessive traffic impacts, is consistent with high quality design standards and will not adversely impact surrounding residential areas. (amended 08.29.11)
- F. The Schedule of Regulations for the underlying zoning district shall be applied for density, height, setback, lot size, lot width, lot coverage, floor area, etc. **When a proposed use otherwise permitted in the overlay is not listed as a permitted use in the underlying district, the Planning Commission shall use the standards in the district which most closely corresponds to the permitted use(s), and these may be modified by the Planning Commission if necessary to meet the spirit and intent of the overlay district.**
- G. Commercial buildings shall not contain a continuous building frontage of more than two hundred fifty (250) feet without a break or separation of building.
- H. For large scale mixed use projects over forty (40) acres in size, at least sixty percent (60%) of the development acreage shall be reserved for single family detached residential uses. Housing for senior citizens shall be excluded from this restriction.
- I. Mixed use developments including residential and commercial uses are encouraged as part of a PUD. Single family residences are favored as the predominate land use in the mixed use developments and may be interspersed with a mixture of multi-family/attached housing or local business uses.

Article XXXIII 02/20/2020 draft Gingellville Village Center Overlay District

Section 33.02 – Design Standards

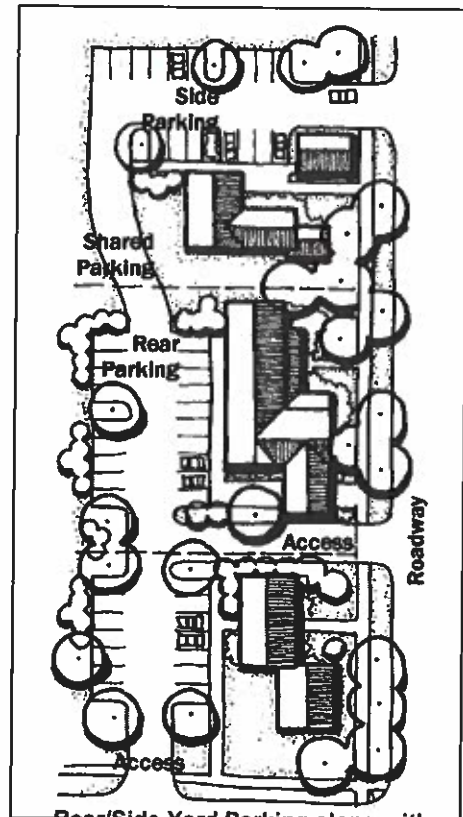
In addition to complying with the design standards set forth in this section, all proposed development and construction within the Village Center shall comply with the “Gingellville Village Design Plan and Guidelines” which shall be adopted by resolution of the Charter Township of Orion Board of Trustees, upon recommendation of the Orion Township Planning Commission. General Design Standards are listed as follows:

A. General Standards.

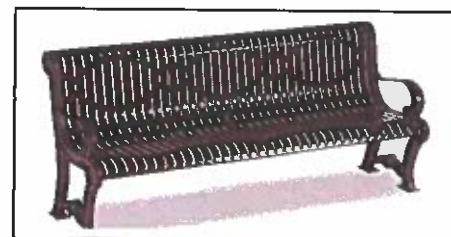
1. Land uses should transition from commercial, or multiple-family, to lower density residential uses including single family detached units to the east and west of Baldwin Road, with appropriate buffers and screening on the perimeter.
2. The Village Center developments shall promote pedestrian connection and linkage.
3. Secondary access shall be required by either parallel access roads or perpendicular access from Baldwin Road.
4. Rear yard parking or at least a significant portion of rear yard and side yard parking shall be required.
5. Pedestrian amenities such as streetscape, street furniture, benches, lighting, pavers and extensive landscaping shall be required and shall meet the standards as listed in the Gingellville Village Design Plan and Guidelines or approved equivalent as determined by the Building Department.
6. All projects shall demonstrate quality architecture and landscaping consistent with the Gingellville Village Design Plan and Guidelines.

B. Open Space and Community Design Feature.

1. **Residential Uses.** An active or passive recreation/open space plan shall be submitted to Planning Commission for consideration. The plan shall demonstrate that at least fifteen percent (15%) of the gross land area is maintained for recreation/open space amenities which accurately reflect the intended demographics of the development.
2. Required open space may be fulfilled in other parcels or non-contiguous areas of the overlay district subject to approval of the Planning Commission and other restrictions which will guarantee permanent open space.
3. **All Non-Residential Uses.** Each non-residential establishment shall contribute to the establishment or enhancement of community and public spaces by providing at least two (2) of the following: patio/seating area, pedestrian plaza with benches, window shopping walkway, outdoor playground area, outdoor sculpture, kiosk area, water feature, clock tower or other such deliberately shaped area and/or a focal feature or amenity that, in the sole discretion of the Township, is determined to adequately enhance such community and public spaces. All non-residential PUD's shall provide at least ten percent (10%) open space as required in Section 30.03.



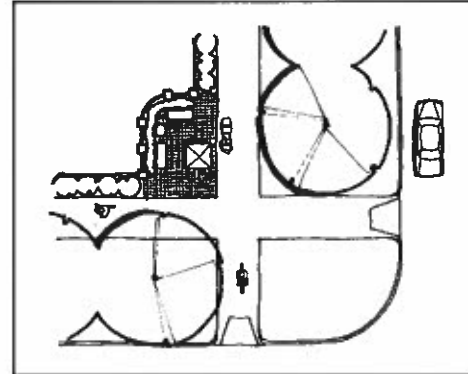
Rear/Side Yard Parking along with Primary and Secondary Access from Baldwin Road and Side Roadway



Pedestrian Amenities such as Benches
Wabash Valley Manufacturing, Inc. (Model #ES42OP)

4. **Money in Lieu of Construction.** In lieu of establishment of public space amenities, such as pedestrian plazas, window shopping walkways, outdoor play area, outdoor sculpture, kiosks, water features, clock tower, etc., the Township Planning Commission and/or Township Board may accept a sum of money equivalent to the actual cost of construction for the public space amenities. Money in lieu of construction shall only be allowed for sites where there are practical difficulties, spatial limitations or other factors which prevent on-site construction of public amenities. The amount shall be placed in escrow or other named accounts as established by the Township Board for ongoing or future construction of public space amenities within the Gingellville Village Center Overlay District.

5. **Compliance with Gingellville Village Design Plan and Guidelines.** Money in lieu of construction for public space amenities shall be directed to projects in accordance with the Gingellville Village Design Plan and Guidelines. Funds shall be designated for projects approved by the Planning Commission and Township Board which implement components of the Concept Plan for the Village of Gingellville (see Map 3 at end of Article) or other public space amenities within the Gingellville Village Center Overlay District.



Pedestrian Plaza as a Public Space Amenity

- C. **Site Access, Parking and Loading.** Site access, parking and loading shall be controlled in the interest of public safety. Each building or group of buildings and its parking or service area, shall be subject to the following restrictions:
1. Provisions for circulation between developments on adjacent parcels shall be required through joint drives and cross-access connections.
 2. Driveway placement must be such that loading and unloading activities will not hinder vehicle ingress or egress. All loading areas for non-residential uses shall be located within rear yard or side yard areas, and/or screened.
 3. Access management standards shall be in accordance with Section 27.14.
- D. **Pedestrian Pathways and Sidewalks.** Vehicular access and circulation shall be planned to ensure safe pedestrian movement within the development. Pedestrian systems shall provide safe, all-weather, efficient, and aesthetically pleasing means of on-site movement and shall be an integral part of the overall site design concept. Pedestrian pathway connections to parking areas, buildings, other amenities and between on-site and perimeter pedestrian systems and safety paths shall be planned and installed wherever feasible.
- E. **Signage.** All signs permitted within the Gingellville Village Center Overlay District shall be subject to the provisions of Ordinance No. 138 unless a stricter provision is provided below. In addition to the overall intent of this section, the intent of this subsection is to ensure that signs within the Gingellville Village Center Overlay District shall be uniform in size, design, appearance and material. Accordingly, all signs within the Gingellville Village Center Overlay District shall be subject to the following requirements and standards (amended 02.21.06):



Sign Design Continuity for Multi-Tenant Commercial Developments

(Complementary colors, common lettering, similar location, uniform materials, size, proportion and background panel)

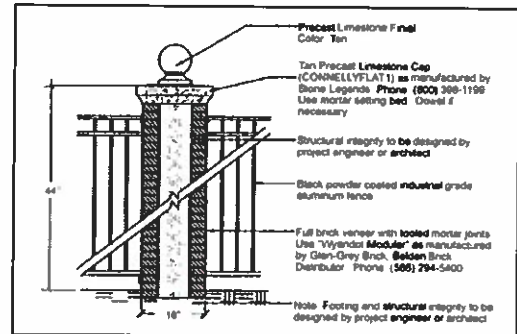
1. All signs shall be designed so as to be integral and compatible with the architecture and landscaping component of the development.
2. Multi-tenant commercial developments shall have signs that share common design elements. This may be accomplished through design continuity of the following:

1. uniform color or a harmonious range of complementary colors for all signage
 2. common lettering and/or graphic style
 3. similar location of sign on the building frontage
 4. uniform construction materials
 5. uniform size and proportion
 6. uniform background panel
3. Multi-tenant developments shall require submittal of a Common or Master Signage Plan which illustrates the above listed design elements. The Common or Master Signage Plan shall be submitted in conjunction with Ordinance No. 138 Procedures and Requirements and shall include building sections / elevations as well as the location, size, scale and materials of all proposed signs. *(amended 02.21.06)*
4. Shielded external illumination is encouraged to reduce glare. No portion of the sign shall have a luminance greater than fifteen (15) foot candles measured at four (4) feet perpendicular to any surface.
5. It is recommended that signs with internal illumination provide a dark background with lighter colored lettering or logo. An internally lit sign with white background will generally exceed the maximum allowable luminance.
6. The light from illuminated signs shall be shielded at its source in a manner that will not shine light on adjacent properties or onto public streets or sidewalks.
- F. **Lighting.** All lighting shall conform to the requirements of Section 27.11, in order to maintain vehicle and pedestrian safety, site security, and accentuate architectural details.



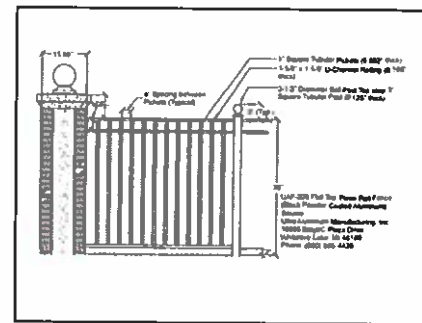
Pedestrian Lighting Detail
Antique Street Lamps Mfg. Inc.
(Model # DS7K)

1. All street and parking lot lighting shall be installed in accordance with the Gingellville Village Design Plan and Guidelines or approved equivalents.
 2. Pedestrian lighting shall be provided for pedestrian walkways, building entries and other areas where illumination is needed to permit safe pedestrian travel.
- G. **Landscaping / Greenbelts / Buffers / Screening Elements.** All landscape features of the site shall conform to the requirements detailed in the Charter Township of Orion Zoning Ordinance and the Gingellville Village Design Plan and Guidelines, in order to ensure that the image of the Village is promoted by the organization, unification and character of the district.



Parking Lot Screening Pillar Detail

1. **Parking Lot Screening Along Baldwin Road.** The screening of parking lots along Baldwin Road shall conform with the Gingellville Village Design Plan and Guidelines and the pillar and fence details provided herein. The plantings to occur along the screening fence will also be in accordance with the Gingellville Village Design Plan and Guidelines (consisting of perennials and compact shrubs along the fence).



Parking Lot Screening Fence Detail

H. **Architecture.**

1. An individual building shall not exceed five thousand (5,000) square feet per tenant. Existing buildings or new buildings within the GB District shall be excluded from this requirement. General architectural standards are listed as follows:

- a. All buildings shall have a roof pitch of no less than four (4) feet of rise (vertical) over twelve (12) feet of run (horizontal).
- b. The exterior of the building shall appear to have an abundance of individual uses through the inclusion of windows and varying architectural treatments, while the interior may consist of one individual use. Large expanses of blank walls are to be avoided.
- c. Architectural interest shall be provided through the use of repetitious patterns of color, texture and material modules, at least one of which shall repeat horizontally. Each module should repeat at intervals of no more than fifty (50) feet.
- d. Building facades greater than one hundred (100) feet in length shall incorporate recesses, projections and or windows along at least twenty percent (20%) of the length of the facade. Varying roof lines, projections/recesses etc. are encouraged to enhance "Village" characteristics. Windows, awnings, and arcades must total at least sixty percent (60%) of a facade length abutting a public street.
- e. Primary building entrances shall be clearly defined and recessed, or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.

I. Building Materials.

1. Materials shall blend with those existing on adjacent properties.
2. One dominant material shall be selected, with a preference towards masonry and stone.

J. Residential Appearance, Building Height, and Density Architecture.

1. Lots having sufficient width shall require side entrance garages.
2. Front facing garages shall extend no more than six (6) feet past front living area.
3. Front porches are required for all single family residences. Porches shall be a minimum size of eight (8) feet in width and six (6) feet in depth.
4. At least fifty percent (50%) of the front elevation of a ~~house~~ dwelling, excluding garage door, shall be masonry material such as brick, stone, or cementitious siding. Cultured stone shall be acceptable.
5. Residential density shall not exceed nine (9) dwelling units per acre for the portion of the development that is designated for residential use. This maximum density may be increased to twenty (20) dwelling units per acre and the maximum height / number of stories may be increased to three (3) stories / forty five (45) feet if all the following conditions are met:
 - a. Minimum residential open space shall be twenty (20) percent. There shall be a square, green or similar open space park or plaza that includes benches, shade trees, walking paths (sidewalks and/or trails), and similar amenities within or at the edge of the residential area.
 - b. Front facing garages shall be recessed from the front living area by at least five (5) feet.
 - c. If multiple-family units are proposed, they shall be of a townhouse, bungalow court, small multiplex (triplex or quadplex), or duplex variety. When these building types are proposed, the Planning Commission may permit reduced setbacks, consistent with Section 33.03, based upon consideration of the building type, development concept, and adjacent land uses. Apartments are also permitted as part of the density bonus and additional building height bonus, provided they shall have no building dimension, measured in a straight line, that exceeds one hundred sixty (160) feet.
 - d. No building exceeding thirty-five feet in height shall be located closer than one hundred feet from an adjacent single-family residential district.

K. Fences.

1. The finished side of all fences shall face the common property line boundary or the public right-of-way.
2. Only the following fence materials shall be allowed: wood (or vinyl closely resembling wood) wrought iron

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Gingellville Village Center Overlay District

(or aluminum closely resembling wrought iron) stone or brick. All other fence materials, including chain link and vinyl-clad chain link are prohibited unless placed in side or rear yards or screened from public view by landscaping or other means.

L. Building Roofs.

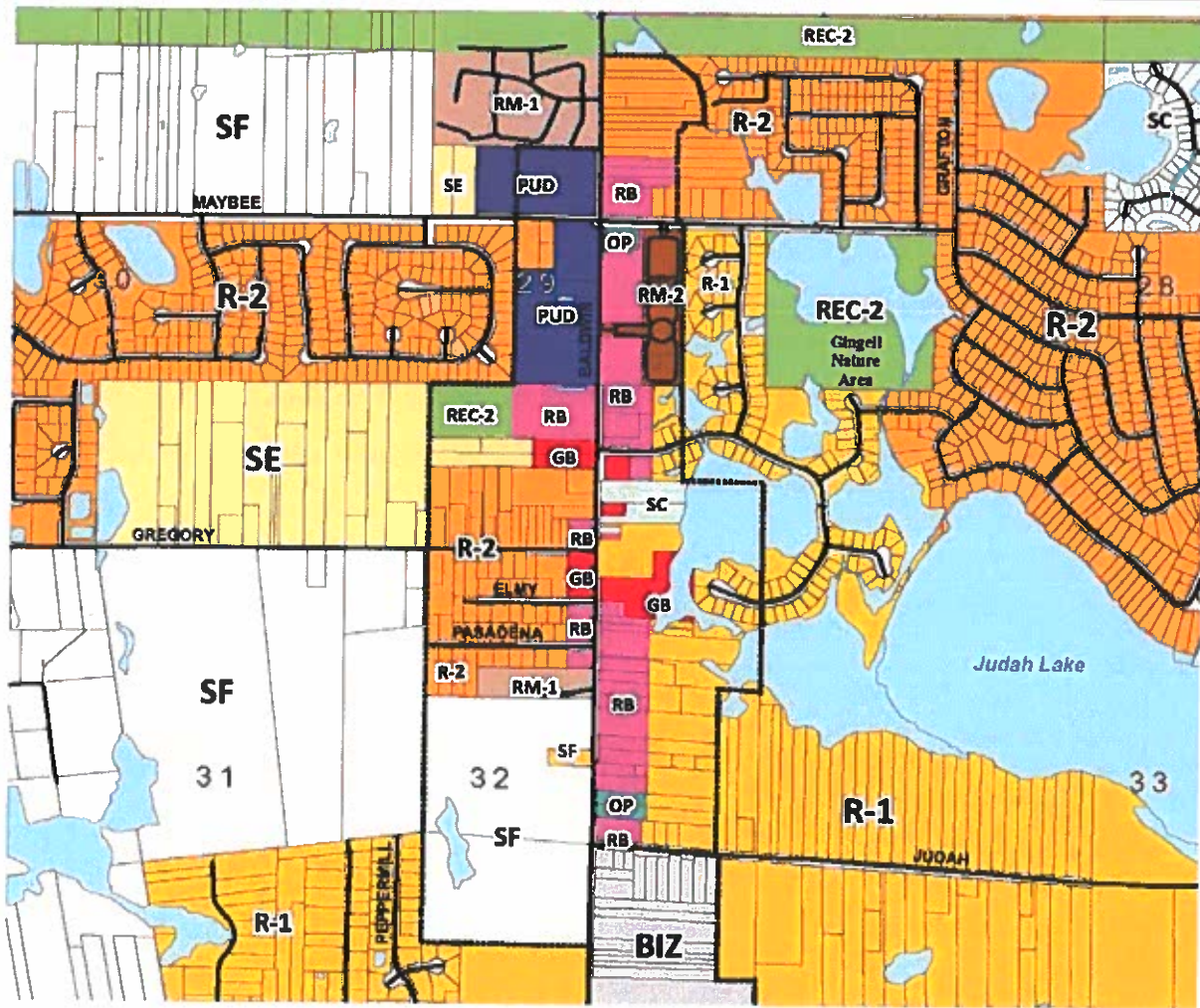
1. In instances where roof vents, roof-mounted mechanical equipment, pipes, etc., can be viewed from ground level, they shall be grouped together, painted to match roof color to reduce their appearance, and screened from view.
2. There shall be variations in roof lines to reduce the massive scale of the structure and add visual interest. Single roof planes covering more than three thousand (3,000) square feet must be broken up by dormers, cross-ridges, minor roofs, chimneys or similar features.

M. Screening of Exterior Electrical Equipment and Transformers.

1. Transformers that may be visible from any primary visual exposure area shall be screened with either plantings or a durable non combustible enclosure which are unified and harmonious with the overall architectural theme.
2. Exterior-mounted electrical equipment shall be mounted on the interior of a building wherever possible, or shall be located where it is substantially screened from public view. Such equipment shall never be located on the street side or primary exposure side of any building.

Section 33.03 – Modification of Standards

- A. The Planning Commission shall have the authority to waive or modify the standards of Section 33.01 or 33.02 upon consideration of the following:
1. The standards of this section would prevent reasonable use of the site.
 2. Existing site design including architecture, parking, driveways, etc. are placed in a manner which makes application of standards impractical.
 3. Limited lot area and the arrangement of existing features provide inadequate space to accommodate design requirements.
 4. Other design constraints and considerations as defined by the Planning Commission.
 5. The requirements of Sections 33.01 and 33.02 may be modified by way of a Planned Unit Development approved in accordance with Section 30.03.



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| SF Suburban Farms | RFY Railroad Freight Yard |
| SE Suburban Estates | SP-1 Special Purpose 1 |
| SR Suburban Ranch | SP-2 Special Purpose 2 |
| R-1 Single Family Residential (14,000 sq. ft.) | REC-1 Recreation 1 |
| R-2 Single Family Residential (10,800 sq. ft.) | REC-2 Recreation 2 |
| R-3 Single Family Residential (8,400 sq. ft.) | PUD Planned Unit Development |
| RM-1 Multiple Family residential | P Parking |
| RM-2 Multiple Family Residential | BIZ Brown Road Innovation Zoning District |
| MHP Mobile Home Park | Gingellville Village Center Overlay District |
| OP Office and Professional | Conditional Rezoning |
| RB Restricted Business | Special Circumstances (Call Township) |
| GB General Business | |
| LI Limited Industrial | |
| IP Industrial Park | |
| IC Industrial Complex | |

GINGELLVILLE VILLAGE CENTER OVERLAY ZONE

Charter Township of Orion
Oakland County, Michigan



0 250 500 750 1,000 Feet

Carlisle/Wortman Associates



Amend Article II, Construction of Language & Definitions, Section 2.01 Definitions, to add the following definitions:

Bungalow Court Residential: The bungalow court is a multiple family residential dwelling unit type consisting of detached structures, each containing one dwelling unit, surrounded by yard space on all four sides. More than one dwelling unit is placed on a single lot. Each dwelling unit has separate housekeeping, cooking and bathroom facilities. All units front upon a common landscaped court that contains pedestrian paths, and the common pathways connect to the front entry of each dwelling unit.

Small Multiplex Residential: Small multiplex residential is multiple family building type consisting of single structures that contain three or four units. These units are attached side-by-side and/or stacked. At least two units are accessed from a shared pedestrian entry facing a street, and other units are accessed from a side or rear door or they may also be accessed from the common entryway facing the street. Yard space is provided on all four sides. Each dwelling unit has separate housekeeping, cooking and bathroom facilities. This building type shall be designed to have the appearance of a detached, single family dwelling unit when viewed from the street.

Townhouse Residential: A townhouse is a multiple family building type consisting of at least two stories. Three or more attached units are placed side by side. Each dwelling unit has separate housekeeping, cooking and bathroom facilities. Private open space is typically provided in the rear yard but may also be available in a side yard or front yard for some units. These units are also referred to as row houses and brownstones.

Section 34.00 –**Preamble**

The purpose of the Brown Road Innovation Zoning District shall be to encourage the development of property in accordance with the Charter Township of Orion Master Plan in a manner that: allows mixed industrial and commercial development in a visually cohesive district; promotes economic development; encourages collaboration between adjacent property owners in the form of shared access and lot combinations; promotes employment, and tax base; promotes redevelopment and new development; eliminates blighted properties; incorporates Low Impact Design (LID) practices as well as full or partial ratings for Leadership in Energy and Environmental Design (LEED); ensures safe and complementary vehicular and pedestrian circulation patterns and best practices for access management; improves environmental quality and remediates degraded properties; and provides an attractive transition between residential and non-residential properties. *(amended 04.06.15)*

The Brown Road Innovation Zoning District shall be specified for the areas as designated on the Charter Township of Orion Zoning Map.

Section 34.01 – Uses Permitted

- A. Applicable Area and Requirements. The Brown Road Innovation Zoning District encompasses the area as illustrated on the Zoning Map of the Charter Township of Orion. The requirements of this Section shall be applied in addition to the requirements of the applicable zoning districts and other applicable sections of the Charter Township of Orion Zoning Ordinance. The applicable zoning district shall be based on the district which most closely corresponds to the permitted use(s), as determined by the Planning Commission. Where there are conflicts between the requirements of this Section and the requirements of the applicable zoning districts and other sections, the requirements of this Section shall supersede the requirements of the applicable zoning districts and other sections.
- B. Schedule of Uses. Use and development of land and buildings shall only be for the following use groups. Land and/or buildings indicated in Table 34-1 may be used for the purposes denoted. Uses not permitted are listed in Table 34-2. Ancillary uses or support uses shall only be allowed in conjunction with larger-scale projects involving planned developments of over ten (10) acres in size. *(amended 06.01.15)*
- C. Ancillary commercial uses or stand-alone commercial uses may be permitted within use group types A, B and C if developed in conjunction with larger-scale planned development projects having multiple tenants with a total land area of at least ten (10) acres. An ancillary use can only be built after the primary use has received building permits. The Township shall require a development agreement to ensure performance, phasing, or other development conditions as part of the ancillary commercial planned development project. The Planning Commission may also consider a waiver of the multi-tenant and minimum ten (10) acre requirement if a project promotes the economic development goals of the Township. *(amended 04.06.15)*
- D. Special Land Uses. Ancillary uses requiring special land use approval as listed in Table 34-1 shall be subject to the standards and approval requirements set forth within Section 34.02 and as provided in Section 30.02. *(added 04.06.15)*

Table 34-1
(amended 04.06.15, 07.17.17)

USE GROUPS	EXAMPLES OF USES
Type A	Residential, Child Care, Health Care, and Public Uses (including or similar to the following):
	Single-family residential
	Multi-family residential
	Child care centers
	Senior assisted living
	Public/Semi-public/parks
	Essential public services
	Essential public service buildings
	Hospitals, medical office, clinics
	Radio, TV, Telephone Trans. Towers
	Colleges/Commercial Schools

USE GROUPS	EXAMPLES OF USES (cont.)
Type A (cont.)	Residential, Child Care, Health Care, and Public Uses (including or similar to the following):
	Churches
	Ancillary or Support Uses Allowed:
	Restaurants
	Banks / Credit unions (with or without drive-thru)
	Convenience store (without gas sales)
	Upper floor residential
	Outdoor Patio
	Ancillary Uses requiring Special Land Use Approval:
	Drive-thru uses except banks / credit unions
	Auto service/ Body repair
	Convenience store (with gas sales)
	Auto Wash
	Outdoor Café
Type B	Commercial (including or similar to the following):
	Ancillary or Support Uses Allowed without Special Land Use Approval:
	Restaurants
	Banks / Credit Unions
	Convenience Store (with or without gas sales)
	Upper Floor Residential
	Office and Retail Uses
	Multi-tenant Shopping Centers
	Outdoor Patio
	Ancillary Uses requiring Special Land Use Approval:
	Drive-thru Uses
	Convenience Store (with gas sales)
	Auto Wash
	Outdoor Café
Type C	Regional Commercial (including or similar to the following):
	Auto dealerships
	Large-scale retail establishments (over 55,000 sq. ft.)
	Multi-tenant shopping centers (over 55,000 sq. ft.)
	Building & lumber supply / Garden centers
	Office buildings
	Hospitals / Medical complexes
	Hotels / Motels with conference rooms, banquet facilities and/or a restaurant with a combined minimum area of five thousand (5,000) square feet
	Ancillary or Support Uses Allowed without Special Land Use Approval:
	Restaurants
	Office and Retail Uses
	Banks / Credit unions (with drive-thru)
	Convenience store (without gas sales)
	Upper floor residential
	Outdoor Patio
	Ancillary Uses requiring Special Land Use Approval:
	Drive-thru uses
	Auto service / Body repair
	Convenience store (with gas sales)
	Auto wash

USE GROUPS	EXAMPLES OF USES (cont.)
Type C (cont.)	Regional Commercial (including or similar to the following):
	Dog kennels/Dog Animal kennel boarding or pet day care/Grooming
	Outdoor Café
Type D	Research and Development/Industrial (including or similar to the following):
	Computer/Information Technology and Design, Data Processing, and other Computer-Related Services
	Corporate Offices
	Experimental Research, Development & Testing Labs
	Life Science Technology and Medical Laboratories
	Incubator Workshops
	Manufacturing, Processing, Stamping, etc.
	Printing
	Tool & Die, Gauge & Machine Shops
	Truck Rental / Truck Terminal / Distribution
	Warehousing / Wholesale
	Indoor mini-storage facilities with centralized access
	Indoor Commercial Recreation
	Ancillary Uses requiring Special Land Use Approval:
	Contractor's Equipment Storage / Storage Yards
	RV Storage
	Indoor mini-storage facilities without centralized access

Table 34-2

USES NOT PERMITTED	DISTRICTS
	Brown Road BIZ
Adult regulated uses	NP
Salvage/junk yards	NP
Asphalt plants	NP
Cement plants	NP
Extractive uses	NP
Commercial/industrial incinerators	NP
Slaughterhouse/rendering	NP
Waste processing facilities	NP
Composting facilities	NP
Bulk petroleum	NP

Key: NP = NOT PERMITTED

- E. Uses not otherwise listed within a use group. Land uses which are not contained by name or by association in the use group may be permitted upon a positive recommendation of the Building Department that such uses are clearly similar in nature and/or compatible with the listed or existing uses in that district. The Building Department may also refer a request for an interpretation to the Board of Zoning Appeals in accordance with Section 30.08.

The Building Department shall consider specific characteristics of the use in question. Such characteristics shall include, but not be limited to, daily traffic generation, types of merchandise or service provided, types of goods produced, expected hours of operation, and building characteristics.

Section 34.02 – Ancillary Uses requiring Special Land Use Approval *(added 04.06.15)*

The following uses shall be permitted as special land uses in accordance with Table 34-1, subject to the standards and requirements set forth herein and subject to the standards and approval requirements as provided in Section 30.02:

- A. **Drive-Thru Uses.** All drive-thru canopies and speaker boxes shall be set back no less than one hundred (100) feet from the lot line of a single-family or multi-family zoned and/or used parcel. Associated parking lots, maneuvering lanes, and drive-thru lanes shall be set back no less than fifty (50) feet from the lot line of single-family or multi-family zoned and/or used parcels. Any noise associated with a drive-thru use shall not exceed sixty (60) decibels when measured at the property line.
- B. **Contractor's Equipment Storage/Storage Yards/RV Storage**
 - 1. As a principal use, outdoor contractor's equipment storage yards and outdoor storage yards shall comply with the front, side and rear yard setbacks of Use Group D stated in Table 34-3.
 - 2. Outdoor storage areas as a principal use shall be completely fenced with a chain link fence at least eight (8) feet high.
 - 3. Outdoor storage areas shall be screened from view from all roadways. This screening shall be either opaque screening or evergreen landscape screening in accordance with the provisions set forth in Section 27.05.
 - 4. Outdoor storage or display within the Brown Road Innovation Zone shall be located at least five hundred (500) feet from a residentially used parcel.
 - 5. The outdoor storage of materials, supplies, vehicles, equipment or similar items is allowed only when such storage is specifically shown on a site plan as approved by the Planning Commission. The site plan shall illustrate or specify the following information, at minimum:
 - a. The exact boundaries of proposed outdoor storage;
 - b. Surfacing and drainage details;
 - c. Screening details;
 - d. Layout of outdoor storage areas, including access and maneuvering areas. Storage areas shall be marked (with striping, staking, or another method), and maneuvering lanes shall have a minimum width of twenty (20) feet, unless the applicant can demonstrate on the site plan how clear access throughout the storage area will be maintained for emergency vehicles.
- C. **Uses not otherwise listed within this Section.** Special land uses which are permitted in Table 34-1 but are not specifically mentioned within this Section shall comply with the Special Land Use procedures and standards set forth in Section 30.02.
- D. **Existing Special Land Uses.** Existing special land uses or uses previously allowed which are now considered special land uses within the Brown Road Innovation Zone District shall, by enactment of this provision, be granted the special land use status of being uses which conform to the parking, use, setback and density provisions of this chapter and, therefore, shall not be burdened with customary nonconforming use status.

Section 34.03 – Required Conditions / Flex Zoning

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

Brown Road Innovation

- 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. Schedule of Regulations. Each use within the Brown Road Innovation Zone shall comply with Table 34-3 for area, height, setback and lot coverage. The Planning Commission is authorized to consider a waiver of up to twenty percent (20%) ~~of the dimensional requirements in from~~ the Schedule of Regulations of Table 34-3 for larger-scale planned development projects with a total land area of at least ten (10) acres or for an assemblage of parcels as approved by the Planning Commission. A waiver shall only be granted if the property receiving the waiver does not adversely impact adjoining parcels, abut residentially zoned parcels, or create public safety concerns. The schedule of regulations is provided below *(amended 04.06.15)*:

Table 34-3
Schedule of Mixed Use Regulations

	Use Group A	Use Group B	Use Group C	Use Group D
Minimum Lot Area	12,000 sq. ft.	20,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.
Minimum Lot Width	75 ft.	90 ft.	100 ft.	150 ft.
Minimum Front Yard	30 ft.	40 ft.	40 ft.	40 ft.
Minimum Side Yard	10 ft.	20 ft.	20 ft.	20 ft.
Minimum Rear Yard	30 ft. (50 ft. ¹)	30 ft. (50 ft. ¹)	30 ft. (50 ft. ¹)	30 ft. (50 ft. ¹)
Maximum Building Height	N/A – See C. below			

¹Where abutting existing zoned or used residential properties which are outside of the BIZ zoning district boundaries.

- C. Height Limit. The Brown Road Innovation Zone does not contain a height limit. However, all applications for development shall be reviewed by the Building Department and/or Planning Commission for height compatibility with adjoining residential areas. Where parcels abut existing zoned residential areas, maximum height of a building shall not exceed two (2) times the setback dimension from the residentially zoned property line to the edge of the building. The Planning Commission may also require line of sight surveys, drawings, or elevations to evaluate the visual impact of buildings over five (5) stories in height. If the Planning Commission determines that line of sight is significantly impaired for adjoining residentially zoned parcels, the Planning Commission may impose a five (5) story or sixty (60) foot height limitation.
- D. Multi-Family Residential. The following area and bulk requirements shall supersede the requirements of this Section and the RM-1 and RM-2 districts for multi-family residential. The minimum floor area per unit, building setbacks, and building types and regulations shall be in accordance with 8. below.
1. Building Bulk and Height. The maximum number of floors used as multiple-family residential in a building shall be five (5). For a free-standing multiple-family building, the maximum building height shall be sixty (60) feet and five (5) stories subject to the compatibility and setback standards in subsection C. The maximum dimension of a building measured in any straight line shall be two hundred (200) feet.
 2. Maximum Number of Dwelling Units Per Acre. The maximum number of dwelling units permitted on a site shall be dictated by the combination of building height, landscaping, stormwater management, site coverage, and off-street parking requirements.
 3. When more than one freestanding multiple-family building is proposed as part of a unified development, the number of stories shall be varied.
 4. Garages and carports shall be oriented internally, and garage doors and carports shall not be located in front yards. Garage doors shall not face a public street unless they are located in a rear yard.
 5. Sites shall incorporate green spaces such as squares and linear open space areas that include benches, walking paths, shade trees, and other amenities that create places where residents can enjoy the outdoors.
 6. The overall site design of residential areas shall have a focus on walkability and be consistent with the intent of the district.
 7. Maximum Site Coverage: 40%. The Planning Commission may permit a maximum site coverage that exceeds 40% subject to covered parking, such as garage, carport, or tuck-under garages being provided for at least one-third of the parking spaces provided. A maximum site coverage of 50% may be approved subject to 50% covered parking spaces provided. In no case shall the maximum site coverage exceed 60%.

E. Off-Street Parking.

1. Parking requirements shall be based upon the following schedule:
 - a. One (1) parking space per two hundred (200) square feet of gross floor area for general retail uses, personal services, banks, offices, auto sales, etc.
 - b. One (1) parking space per one hundred (100) square feet of gross floor area for restaurants.
 - c. Parking requirements for industrial-related districts shall be based upon one (1) parking space per one thousand (1,000) square feet of gross floor area.
 - d. Parking requirements for residential shall be based upon one and one-half (1.5) parking spaces for each dwelling unit. Parking for visitors shall also be provided at the rate of one (1) parking space for every three (3) dwelling units.
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.
3. 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.
4. Driveways and parking areas shall be curbed and consist of hard surfaced concrete, blacktop, or equivalent, as approved by the Planning Commission.
5. All off-street parking shall conform to the standards set forth in Section 27.04 of this Ordinance.
6. The required setback for parking may be reduced in width or waived by the Planning Commission, subject to landscaping or screening requirements.

F. General Design Standards. All proposed development and construction within the Brown Road Innovation Zoning District shall comply with the following standards:

1. Development Patterns. Proposed development shall reflect characteristics and design features that are consistent with the Charter Township of Orion Master Plan. The intent of the District is to create a coordinated development pattern which provides a smooth transition between uses and properties. Transition may be created through coordination of building styles and setbacks, landscape buffers, and cross-access between properties.
2. A mix of industrial, commercial, and other uses is allowed as long as appropriately buffered and sited.
3. Access Management, Parking, and Loading. Overall street and/or driveway design and layout shall be an integral component of site design providing for both internal access to service the development of properties and cross-access between individual properties (Figure 34.1). Developments shall meet the access management standards set forth in Section 27.14 while, parking, and loading shall meet the standards set forth in Article 27.04. *(amended 04.06.15, 07.17.17)*
4. *(added 07.17.17)* Off-street parking shall be located predominantly within the side or rear yard areas, unless waived by the Planning Commission. The Planning Commission may allow parking in the front yard, subject to traffic safety, visibility, convenience, landscape buffering, or other site factors. If parking is allowed within the front yard as provided above, and the parking area is proposed within two-hundred (200) feet of a public road right-of-way, only a one-way or two-way maneuvering lane with two rows of parking stalls may be provided in the front yard. The remainder of parking shall be located in the side or

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rear yard unless waived by the Planning Commission. All parking must meet the setback standards of Section 34.03.D and the greenbelt requirements as shown in Figure 34.4 or 34.6.

In an effort to reduce impervious surfaces and roadway conflict points due to multiple driveway access points, where possible, shared parking and common access drives are required unless waived by the Planning Commission for all properties within the BIZ District. Waivers may be requested due to topographic or use incompatibility between properties. See Figure 34.1 for example access management and shared parking layout.

Figure 34.1
Access Management / Shared Parking



5. Pedestrian Pathways and Sidewalks. Emphasis shall be placed on providing a pedestrian circulation system which promotes safety and connects mixed use areas. Vehicular access and circulation shall be planned to ensure safe pedestrian movement by means of safety paths within the development.
6. General Site Design/Architectural Guidelines. It is the intent of the District to provide an environment of high quality and complementary building architecture and site design. Special emphasis shall be placed upon methods that tend to reduce the visual impact of large buildings, to encourage tasteful, imaginative design for individual buildings, and to create a complex of buildings compatible with the Brown Road corridor. Large-format retail centers shall comply with Section 27.16.
7. Specific Site Design/Architectural Guidelines for properties fronting Brown Road. In an effort to provide a transition and continuity from Brown Road to the Gingellville area to the north, the following architectural guidelines shall be incorporated into the design of principal and ancillary structures along Brown Road.
(added 07.17.17)
 - a. Architectural interest shall be provided through the use of repetitious patterns of color, texture and material modules, at least one of which shall repeat horizontally. Each module should repeat at intervals of no more than fifty (50) feet. Plain 8" x 16" concrete masonry units shall be avoided. **Clay brick, stone and/or** textured, split face or patterned masonry units shall be used.

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- b. Building facades greater than one hundred (100) feet in length shall incorporate recesses, projections and or windows along at least twenty percent (20%) of the length of the façade. Varying roof lines, projections/recesses etc. are encouraged. Windows, awnings, and arcades must total at least sixty percent (60%) of a façade length abutting a public street.
 - c. Standardized, pre-engineered metal sided industrial buildings shall be prohibited unless approved by the Planning Commission.
 - d. Primary building entrances should be clearly defined and recessed, or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather. Multiple family buildings may have covered projecting or recessed porches, covered stoops, or lightwells (for brownstone type construction).
 - e. Greenbelts for Use Group A, B, and C shall be 20' in width. The greenbelt for Use Group D shall be 30' in width.
8. Landscaping/Greenbelts/Buffers/Screening Elements. All landscape features of the site shall conform to the requirements set forth in Section 27.05 as well as the regulations listed in Section 34.02 R.
9. Site plan applications shall comply with the submittal requirements of Section 30.01.
10. Interior Access Roads. New roads providing interior access to two (2) or more lots shall provide a right of way of at least sixty-six (66) feet. Interior access roads having connections with either Joslyn Road, Brown Road or Jordan Road shall be provided with entry area improvements including enhanced landscaping (Figure 34.4) and masonry knee walls as depicted in accompanying figures (Figure 34.2 and 34.3). Each side of the entry area and designated right of way shall contain a minimum of the following features *(added 07.17.17)*:
- a. 4 ornamental or shade/street trees
 - b. 12 shrubs
 - c. 24 lineal feet of 30" high knee wall
 - d. Knee wall and landscaping shall comply with the sight visibility and corner clearance requirements of Section 27.03G.

Figure 34.2
Interior Road Entrance Area Example



Figure 34.3
Representative Interior Access Road
With Knee Wall and Landscaping

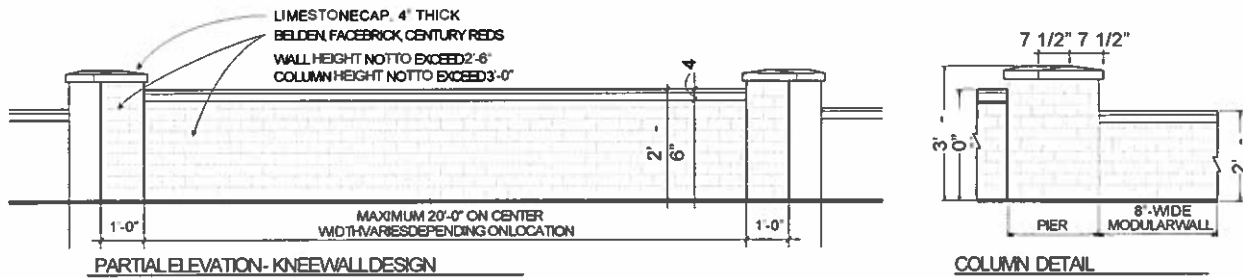
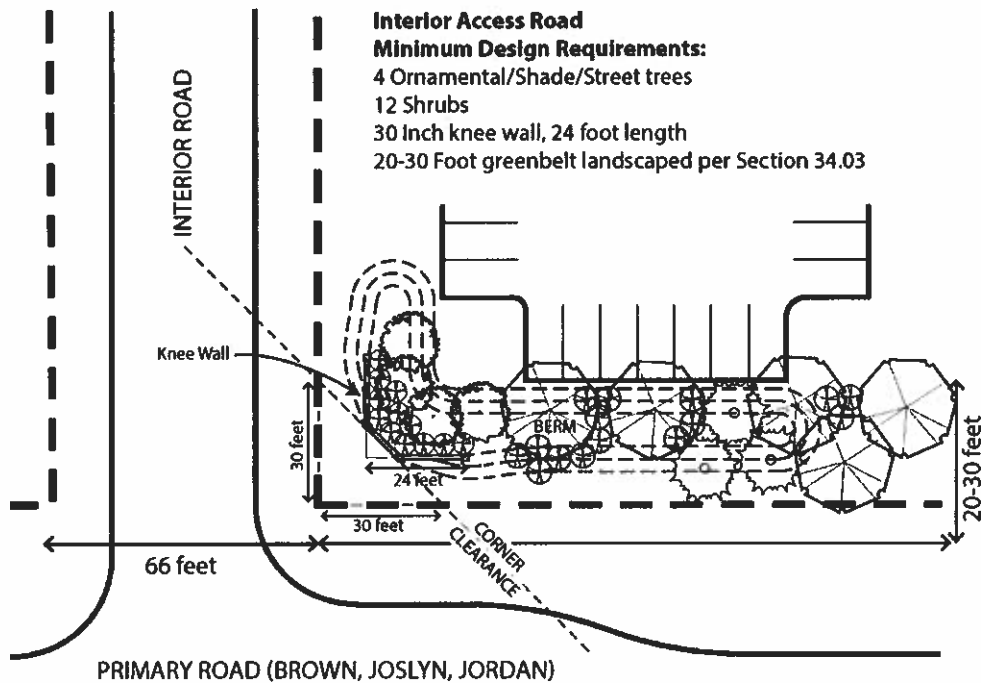


Figure 34.4
Interior Road Entrance Area



G. Sign Regulation. All signs shall comply with the standards set forth in Orion Township Sign Ordinance No. 138.

H. Lighting Regulations.

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.

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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.
4. Ornamental lighting shall be provided within the greenbelt adjacent to Brown Road. Specifically, lights within this area shall be compatible with the DTE "North Yorkshire" poles (Figure 34.5) and fixtures. Compatibility shall be determined during site plan review. All lights shall be spaced 125' apart and shall be 18.5' in height. *(added 07.17.17)*
5. Lighting fixtures within the interior portion of the BIZ district and not within the greenbelt of Brown, Joslyn or Jordan Roads shall be bronze color, shoebox style LED on a square pole. *(added 07.17.17)*

Figure 34.5
BIZ (Brown Rd.) Fixture Standards



- I. Knee Wall. Where required, a 30" high knee wall as illustrated in Figures 34.2 and 34.3 shall be installed. The knee wall shall adhere to the following standards. *(added 07.17.17)*
 - Decorative knee wall shall be located within the greenbelt, parallel to the R.O.W. and adjacent to the entry planting.
 - Columns shall be located at each end of the fence with a brick base and limestone cap.
- | Item | Material Description |
|---------------|----------------------------------|
| Brick Column | Belden, Face Brick, Century Reds |
| Limestone Cap | Limestone Cap, 4" thick |
- Columns shall have an overall height of 36 inches with a wall height of 2 feet 6 inches.
 - Maintenance and repair of the knee wall shall be the responsibility of the property owner.
- J. Public Road Access. Any use developed or proposed within this district shall have direct access to a dedicated public or private road. Access management requirements for driveways, curb cuts, and traffic shall comply with Section 27.14.
 - K. Utilities. All utilities servicing the buildings or structures shall be buried underground.
 - L. Accessory Outdoor Storage. Accessory outdoor storage areas shall be permitted, subject to the following *(added 04.06.15)*:
 1. Outdoor storage areas shall be incidental to the primary use, and shall not exceed ten percent (10%) of the principal building area, one thousand (1,000) square feet, or eight thousand (8,000) cubic feet, whichever is less. An incidental outdoor storage area which exceeds these dimensions shall be considered a special land use.

2. Outdoor storage shall be limited to the rear yard area.
3. Outdoor storage areas shall be completely fenced with a chain link fence at least eight (8) feet high.
4. Outdoor storage areas shall be screened from view from 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. Outdoor storage or display within the Brown Road Innovation Zone shall be located at least five hundred (500) feet from a residentially used parcel. This includes parcels with multi-family residential use within the Brown Road Innovation Zone.
6. The outdoor storage of materials, supplies, vehicles, equipment or similar items is allowed only when such storage is specifically shown on a sketch/site plan as approved by the Zoning Administrator. The sketch/site plan shall illustrate or specify the following information, at minimum:
 - a. The exact boundaries of proposed outside storage;
 - b. Surfacing and drainage details;
 - c. Screening details;
 - d. Layout of outside storage areas, including access and maneuvering areas. Storage areas shall be marked (with striping, staking, or another method), and maneuvering lanes shall have a minimum width of twenty (20) feet, unless the applicant can demonstrate on the site plan how clear access throughout the storage area will be maintained for emergency vehicles.

M. Covered Trash / Recycling or Compactor Areas.

1. Covered trash receptacles, recycling receptacles or compactors shall be 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, recycling receptacle or compactor enclosure shall be equipped with an opaque lockable gate that is the same height as the brick-type wall.
3. The Planning Commission may, at their discretion, waive the requirements for a covered trash receptacle or compactor 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 or compactor.

N. Loading and Unloading.

1. Loading and unloading areas shall be located in the rear or side yard of a non-residential district when required.
2. Loading and unloading areas shall not be located where they will interfere with parking or obstruct ingress and egress.
3. All loading and unloading areas shall be in conformance with the requirements set forth in Section 27.04.

O. Performance Bond Requirement. The Planning Commission shall require a performance bond 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.

P. Building Type. All principal uses shall be contained within a free-standing building.

Q. 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.

- R. **Tree Preservation Regulations.** The tree permit requirements apply to developments in this District, according to the terms of Section 27.12.
- S. **Wetland Setbacks.** The wetland setback requirements apply to all developments in this District, according to the terms of Section 27.17.
- T. **Noise.** Regulations regarding the abatement and control of excessive noise are found within the Charter Township of Orion Noise Ordinance No. 135.
- U. **Landscaping.** Landscaping and screening shall comply with the following:

1. Landscaping Adjacent to Roads. (amended 07.17.17)

- a. Where a use type A, B, or C abuts a public road, a twenty (20) foot greenbelt shall be provided with one (1) shade tree per 30 lineal feet, and one (1) shrub per ten (10) lineal feet (Figure 34.6). A 24"-30" berm or 30" high knee wall shall be required to screen parking areas fronting on public roadways. The berm or knee wall shall be required to block headlight glare and screen parking lot areas. For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted.
- b. Where a use type D abuts a public road, a thirty (30) foot greenbelt shall be provided with one (1) evergreen tree per fifty (50) lineal feet, one (1) ornamental tree per seventy-five (75) lineal feet and one (1) shrub per ten (10) lineal feet. Parking areas fronting a public road shall be screened by a 24"-30" high berm or 30" high knee wall. Outdoor storage shall be screened from views from a public right-of-way. For the purposes of computing length of road frontage, openings for driveways and sidewalks shall not be counted.
- c. Landscaping of street trees and ornamental trees shall be comprised of the following varieties or other species as approved by the Township.

**Table 34-4
Landscape Requirements**

Street Tree Plant List		
Street Tree Location	Common Name	Latin Name
Between Back of Curb to Front of Sidewalk or safety path	Armstrong Red Maple	<i>Acer x freemanii 'Armstrong'</i>
Between Back of Sidewalk/safety path to R.O.W.	Frontier Elm	<i>Ulmus 'Frontier'</i>

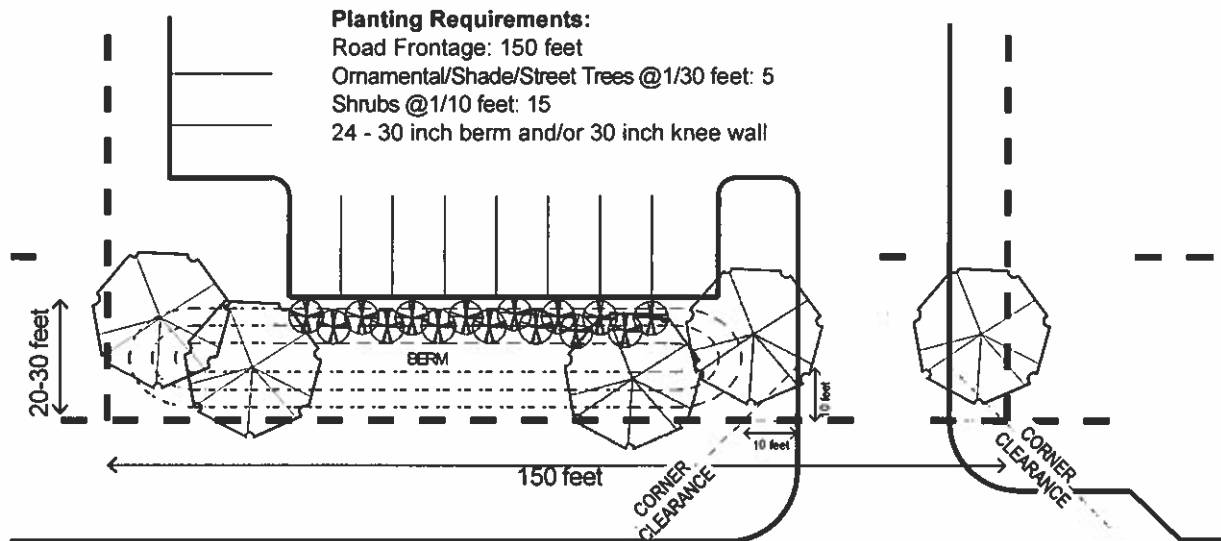
Entryway Landscape:

- i. Ornamentals trees shall be located on each side of the entrance drive.
- ii. All ornamental trees shall not be located within the sight triangle limits.
- iii. All ornamental trees at entry landscape shall be the same type per entry landscape.
- iv. Ornamental trees can be selected from the following plant list or other species approved by the Township:

Ornamental Tree List	
Common Name	Latin Name
Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'
Milky Way Dogwood	<i>Cornus kousa chinensis</i> 'Milky Way'
Japanese Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'
Tricolor Beech	<i>Fagus sylvatica</i> 'Tricolor'

- v. All understory landscape shall be located in front of the ornamental trees.
- vi. All understory landscape shall have a maximum height of 30 inches.

Figure 34.6
Street Frontage Landscape Requirements



2. Screening Between Uses.

- a. Where a residential use abuts a non-residential use, a thirty (30) foot buffer shall be provided with one (1) shade tree per thirty (30) lineal feet, one (1) flowering tree per seventy-five (75) lineal feet, and a combination of shrubs at one (1) shrub per five (5) lineal feet, wall, fence, or berm at a height of six (6) feet as approved by the Planning Commission (Figure 34.7).
- b. Where a use type D abuts any other use type including residential, a thirty (30) foot buffer shall be provided with one (1) shade tree per thirty (30) lineal feet, one (1) evergreen tree per fifty (50) lineal feet, one (1) flowering tree per seventy-five (75) lineal feet, and a combination of shrubs at one (1) shrub per five (5) lineal feet, wall, fence, or berm at a height of six (6) feet as approved by the Planning Commission (Figure 34.8).
- c. For screening between any other uses, a twenty (20) foot buffer shall be provided with one (1) shade tree per thirty (30) lineal feet, and a combination of shrubs at one (1) shrub per ten (10) lineal feet, wall, fence, or berm at a height of six (6) feet as approved by the Planning Commission (Figure 34.9).

Figure 34.7
Buffering between Residential and Non-residential Uses

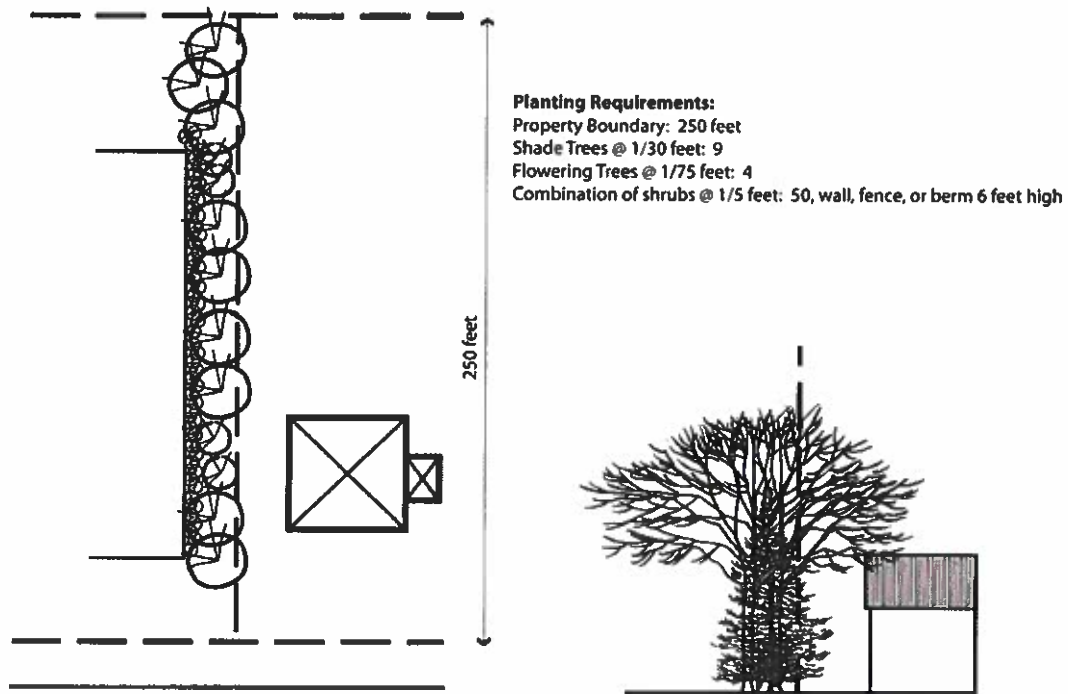


Figure 34.8
Buffering Between Use Type D and All Other Use Types

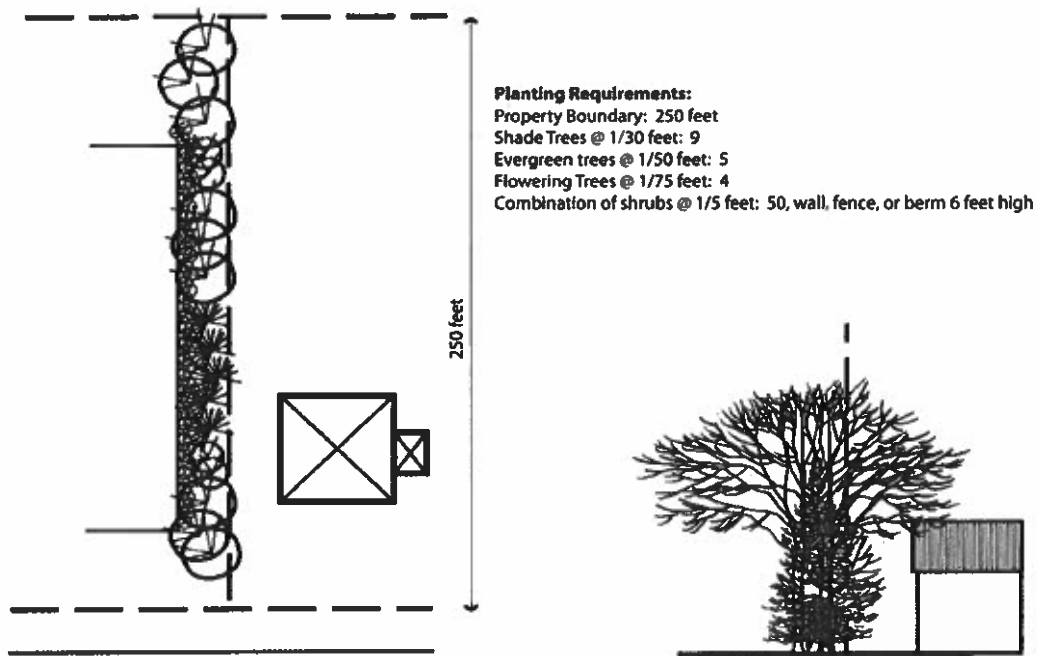
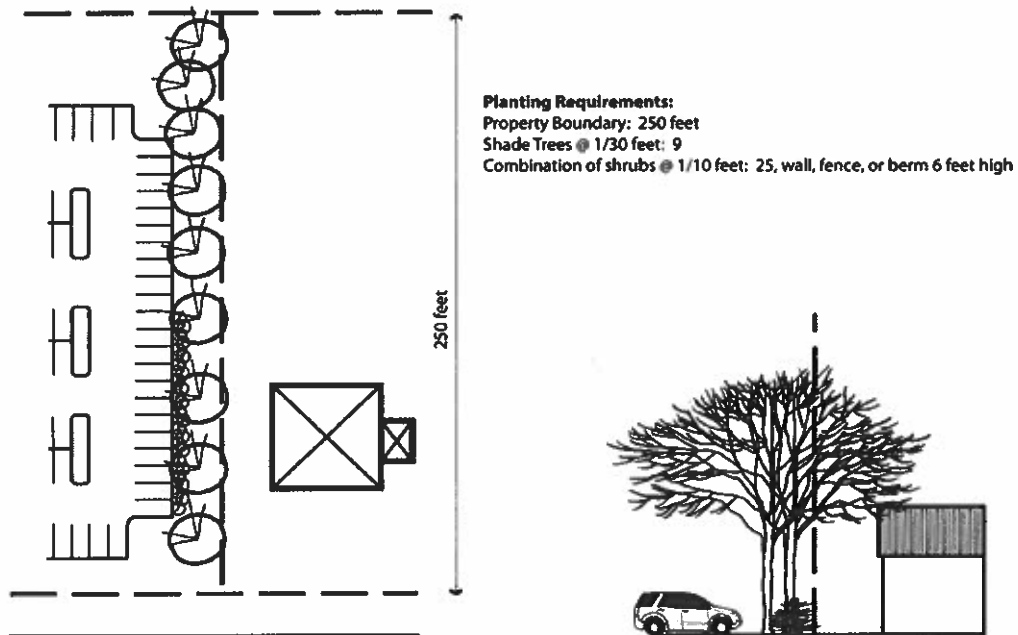


Figure 34.9
Buffering Between All Other Use Types



V. General Landscaping Requirements.

1. General Site Requirements. All undeveloped portions of the site shall conform to the following general landscaping standards, except where specific landscape elements, such as greenbelts, berms, parking lot landscaping, landscaping along roadways, or screening, are required:
 - a. All undeveloped portions of the site shall be planted with grass, ground cover, landscape mulch, shrubbery, landscape stone, or other suitable live plant material, which shall extend to any abutting street pavement edge. Grass areas in the front yard of all nonresidential uses shall be planted with sod or hydroseeded.
 - b. Unless otherwise specified, wherever an evergreen or landscaped screen is required, screening shall consist of closely spaced evergreen plantings (i.e., no farther than fifteen (15) feet apart), which can be reasonably expected to form an eighty percent (80%) visual barrier in summer and a sixty percent (60%) visual barrier in winter, and that will be at least six (6) feet above the ground level within three (3) years of planting. Deciduous plant materials may be used, provided that an eighty percent (80%) visual barrier in summer and a sixty percent (60%) visual barrier in winter is maintained. Wherever screening is required adjacent to residentially zoned property, the screening shall be installed as soon as practicable in relation to site grading and general construction activities.
 - c. The site plan shall indicate the proposed method of watering landscaped areas. Landscape areas along the frontage of Brown Road, Joslyn Road or Jordan Road shall be irrigated. *(amended 07.17.17)*
 - d. The landscape requirements as illustrated in Figures 34.4 and 34.6 through 34.9 are representative. The required number of trees and shrubs may be grouped or clustered within a flexible design arrangement, as long as the minimum quantity of plant materials is provided.
2. Landscape Material Standards. Unless otherwise specified, all landscape materials shall comply with the following standards: Plant materials used in compliance with the provisions of this Section shall be nursery grown, free of pests and diseases, hardy in southeastern portion of the state, in conformance with the American Standards for Nursery Stock of the American Landscape and Nursery Association (formerly the American Association of Nurserymen) and shall have passed inspections required under state regulations.
3. Modifications to Requirements. In consideration of the overall design and impact of a specific landscape plan and in consideration of the amount of existing plant material to be retained on the site, the Planning Commission may modify the specific requirements outlined in this Section, provided that any such adjustment is in keeping with the intent of this Section and this chapter in general. In determining whether a modification is appropriate, the Planning Commission shall consider whether the following conditions exist:
 - a. Topographic features or other unique features of the site create conditions such that strict application of the landscape regulations would result in a less effective screen than an alternative landscape design.
 - b. Parking, vehicular circulation, or land use are such that required landscaping would not enhance the site or result in the desired screening effect.
 - c. The public benefit intended by the landscape regulations could be better achieved with a plan that varies from the strict requirements of this Section.

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W. Zoning Boundaries for the Brown Road Innovation Zone.

Figure 34.10
Zoning Map for the Brown Road Innovation Zone Area



Legend

- BIZ Zoning Boundary
- A & B (Residential/Commercial)
- A, B & C (Residential/Commercial/Regional Commercial)
- A, B & D (Residential/Commercial/Industrial)
- A, C & D (Residential/Regional Commercial/Industrial)
- B & D (Commercial/Industrial)
- C & D (Regional Commercial/Industrial)

BROWN ROAD INNOVATION ZONING MAP

*Charter Township of Orion
Oakland County, Michigan*

Carlisle/Wortman Associates, Inc.



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DEFINITIONS

Insert a new definition to Section 2.01 as follows

Uses, Ancillary. An ancillary use is a permitted land use that is secondary and complementary to the principal use, but not accessory. An example of an ancillary use is a freestanding or attached restaurant that is part of a 10-acre or larger office park. (See Brown Road Innovation Zone)