

5.03 SF

Section 5.00 – Suburban Farms (SF), Suburban Estates (SE), and Suburban Ranch (SR) Preamble *(amended 04.19.90, 07.16.18)*

The Suburban Farms, Suburban Estates and Suburban Ranch Districts are intended to provide open land area for orderly residential growth, continued agricultural use and residential activities of a semi-rural character in areas that may or may not be served by public water and sewerage facilities. It is further intended that the district protect and stabilize the essential characteristics of these areas in order to promote and encourage suitable environments for low density, family life, and to maintain and to preserve the semi-rural character of the Township. *(amended 08.17.95)*

Section 5.01 – 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, amended 05.04.20, 08.26.21)</i>	Zoning District	Footnotes
P = Permitted by Right S = Special Use	SF, SE, SR	
Land Use		
Single family detached dwellings.	P	
Agriculture and farming use including livestock and poultry raising, dairying, horticulture, forestry, sod farming and similar agricultural enterprises or use of land and structure.	P	<i>C, J</i>
Mobile homes	P	<i>K</i>
Planned Unit Development, subject to the standards and 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 and operated municipal buildings, libraries, parks, parkways and recreational facilities.	S	
Public, parochial, and private elementary, intermediate, and/or high schools offering courses in general education.	S	
Places of Worship	S	<i>D</i>
Cemeteries	S	<i>E</i>
Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations (but not including service or storage yards), when operating requirements necessitate the location of such facilities within the district in order to serve the immediate vicinity.	S	
Convalescent homes not to exceed a height of three (3) stories	S	<i>F</i>
Day care centers	S	<i>G</i>
Bed and breakfasts	S	<i>H</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>I</i>
Accessory Land Use		
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 SF, SE, or SR districts.	P	<i>J</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>A</i>
Farm buildings and greenhouses.	P	<i>J</i>
Farms, including livestock and poultry raising, dairying, horticulture, forestry, sod farming and similar bona fide agricultural enterprises or use of land and structure.	P	
Truck gardening, involving the growing of fruits and vegetables that are intended to be distributed and sold to consumers as fresh produce.	P	
Tree and shrub nurseries.	P	
<u>Within SF District only.</u> Agribusiness uses for sale of fruit, vegetables, eggs, etc. such as but not limited to farm markets, fruit and vegetable stands. Such uses shall be part of a farm on which the product to be sold is raised or grown.	P	<i>B</i>
Private stables	P	<i>C, J</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	
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 the Suburban Farms, Suburban Estate, or Suburban Ranch Zoning District.	S	<i>J</i>

Section 5.02 – Footnotes to Use Matrix *(added 07.16.18)*

- A. 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 & it does not exceed a three (3) ton payload 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.

Parcels having greater than five (5) acres shall be exempt from the commercial vehicle regulations. However, all commercial vehicles shall be parked no closer than one hundred (100) feet from the adjoining property lines and no more than two (2) such vehicles shall be parked or stored on site at any one time.

- B. Sales of all produce raised on farms which the individual operates within the Township is permitted from one location and subject to the following requirements:
1. The maximum floor area of any building used for agribusiness sales shall be eight hundred (800) square feet.
 2. All buildings shall have a front setback of at least fifty (50) feet from the edge of the proposed road right-of-way as designated on the Township Master Plan.
 3. A twenty-five (25) foot wide greenbelt shall be provided along any side lot line where the adjoining lot is used for residential purposes.
 4. Adequate trash receptacles shall be provided and shall be completely obscured from view by a screen fence or wall.
 5. There shall be no more than two (2) freestanding or ground signs, neither sign to exceed twelve (12) square feet of sign area.
 6. All ingress and egress to the site shall be located at least sixty (60) feet from the intersection of any two (2) streets measured from the proposed right-of-way lines.
 7. A minimum of five (5) off-street parking spaces shall be provided and shall be laid out in such a way that they can be safely and conveniently used by the customers.
- 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 and pasturing of animals shall be confined and fenced entirely in the rear yard area and 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. Due to the inherent presence of single-family homes within the District, and in the interest of reducing any potential nuisance to neighboring property owners, places of worship within the District shall be subject to the following *(amended 08.16.21)*:
1. Minimum site size of two (2) acres and a maximum of five (5) acres for a place of worship site; a minimum of five (5) acres if proposed use includes a place of worship 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. Off-street parking shall be provided on the site in a ratio of one space for every three (3) persons as designated in the maximum occupancy load of the building. 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 expected traffic.
- E. Subject to the following:
1. The minimum site area shall be not less than twenty-five (25) acres and shall not be located within two hundred (200) feet of a residential dwelling unit.
 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, and rear yard setback on all improvements shall be at least fifty (50) feet.
- F. When the following conditions are met:
1. The site shall be developed to create a lot area-to-bed space ratio of at least fifteen hundred (1,500) square feet of parcel area per each one (1) bed in the convalescent home. This minimum fifteen hundred (1,500) square foot per bed requirement is over and above the principal building coverage area. However, this requirement space may contain service drives, off-street parking, loading area, yard requirements, landscaping and/or accessory uses.
 2. No building shall be closer than forty (40) feet to 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 homes.

G. Subject to the following conditions:

1. The site shall contain a minimum area of one (1) acre, including road right-of-way.
2. All vehicular access to the site shall be directly to a major thoroughfare or collector street and driveways shall be designed so that vehicles can exit the site without having to back onto the thoroughfare or street.
3. Building setbacks shall be not fewer than forty (40) feet.
4. The outdoor plan space shall have a minimum area of not fewer than five thousand (5,000) square feet or one hundred fifty (150) square feet for each child cared for, whichever is greater. Such space shall be enclosed by a four (4) foot high fence. Any gates shall be provided with a control mechanism for locking.
5. Off-street parking shall be provided on the site at a ratio of one (1) space for each three hundred (300) square feet of gross floor area.

H. Bed and 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 & 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 & breakfast or owner residential use.
 - c. The minimum lot area for bed and breakfast facilities shall be fourteen thousand (14,000) sq. ft.

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 and 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 and 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, and fire and health codes.
- I. 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 day care license, including, but not limited to, the enclosure of any play areas with a four (4) foot high fence.
- J. The maximum height of any farm structure, such as a barn, silo, or similar structure, shall be forty (40) feet.
- K. 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 (7) feet, six (6) inches.
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 homes shall be installed according to the 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 a private facility 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 & concentrate the discharge of rain & snowmelt waters & prevent roof drainage along the sides of the dwelling.
 - iv. Entrances/Exits: Mobile homes 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 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 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.U. Department of Housing and Urban Development(HUD) Mobile Home Construction & Safety Standards being 24 CFR, PART 1700 to end, PART 3280, *et seq*, & with all other applicable ordinances & 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.

Section 5.03 – 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 these zoning districts. 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 5.04 – Area and Bulk Requirements *(amended 01.05.87, 02.17.04, 02.07.05, 07.16.18)*

Please see the Matrix Chart in Section 5.01 for variations to these requirements by use.

	SF	SE	SR
Minimum Lot Area	2.5 acres or 108,900 sq. ft. of gross area	1.5 acres or 65,340 sq. ft. of gross area	30,000 sq. ft. or gross area
Minimum Width of Lot	165 ft.	165 ft.	120 ft.
Minimum Lot Setbacks			
Front Yard*	40 ft.	40 ft.	40 ft.
Each Side Yard**	20 ft.	20 ft.	20 ft.
Rear Yard	40 ft.	40 ft.	40 ft.
Minimum Floor Area/Unit	1,200 sq. ft.	1,200 sq. ft.	1,500 sq. ft.
Maximum Lot Coverage	20% - all structures		
Total Maximum Floor Area of All Accessory Buildings	See Section 27.02, A, 8		
Height of Structures	Habitable structure - 2 stories, up to 30 feet. Any existing structures higher than this maximum shall remain conforming to Zoning Ordinance requirements in reference to height.		
<p>* 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.</p> <p>** Where a garage door or opening faces a side lot line, said side lot setback shall be thirty (30) feet.</p>			

Section 5.05 – 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 5.06 – Tree Preservation Regulations *(amended 08.03.00)*

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

Section 5.07 – 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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