

Section 14.00 – Preamble *(amended 02.19.08, 02.01.16)*

The General Business (GB) District is intended to provide locations for individual businesses or a collection of businesses that provide a commodity or service on a regional basis. The zoning district is characterized by higher traffic generation and greater degrees of sight visibility and requires a site design which will not impede the flow of traffic or traffic safety. The GB District is intended to have the necessary restrictions to limit businesses’ impact upon the community. This includes safe and efficient traffic flow, adequate parking and attractive landscaping. The GB District is further intended to have direct access onto an existing or proposed thoroughfare, but only where optimum egress and regress can be provided.

Section 14.01 – Use Matrix *(amended 05.30.85, 07.06.87, 02.19.08, 02.01.16, 07.16.18)*

Uses are allowed in the GB Zoning District in accordance with the use matrix of this Section. Unless otherwise permitted as a special use, retail or service establishments shall not exceed **fifty-five thousand (55,000) square feet** in gross floor area for a single tenant. 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.

LAND USE <i>(amended 07.16.18, 08.16.21, 11.20.23, 05.06.24, 10.20.25)</i>	Zoning District	Footnotes
P = Permitted by Right S = Special Use S* = Special Use permitted within Lapeer Road Overlay District	GB	
Retail, Entertainment and Service		
<u><i>Amusement, Entertainment and Recreational Uses</i></u>		
Health clubs and exercise establishments	P	
Private indoor recreation facilities – small scale (such as yoga, karate and dance studios)	P	
Private indoor recreational facilities – large scale (such as court sports, billiards, roller/ice skating rinks, laser tag)	S	
Bowling Alleys	P	
Theaters/Arenas for performing arts or athletic events	P	<i>B</i>
<u><i>Automobile-Related Uses</i></u>		
Automobile parts, accessories	P	
Automobile dealerships, used car sales facilities, showrooms	P	<i>K</i>
Automobile repair garages, service centers, and other automotive retail operations (no gasoline sales)	P	
Automobile wash establishments	P	<i>C</i>
Recreational vehicle sales/service	P	
Gasoline/fuel service stations	S	
<u><i>Eating and Drinking Establishments</i></u>		
Bar/Lounge	P	
Outdoor café	S	<i>D</i>
Outdoor patio	P	<i>E</i>
Restaurant (no drive-thru)	P	
Restaurant (drive-thru)	S	<i>A, I</i>
Catering establishments and food storage lockers	P	
Conference, meeting, and banquet facilities	S	
<u><i>General Retail</i></u>		
Day-to-day consumer goods	P	
Grocery store	P	
Furniture or appliance store	P	
Florists, nurseries, outdoor garden shops	P	

Revised 10/06/25

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P = Permitted by Right S = Special Use S* = Special Use permitted within Lapeer Road Overlay District	GB	
Home improvement/hardware store (less than 55,000 square feet)	P	
Large scale retail establishments (greater than 55,000 square feet)	S	<i>F</i>
Lumber yard	P	
Neighborhood convenience store (no gasoline sales)	P	
Pharmacy/drugstore (with or without drive-thru pharmacy)	P	<i>A, I</i>
Specialty food store	P	
Outdoor display areas	P	<i>G</i>
Showrooms of a plumber, electrician or building contractor	P	
Showrooms with on-site fabrication processing or wholesaling	S*	<i>J</i>
<u>General Service</u>		
Dry cleaning/laundromats	P	
Hotel/motel	S	
Printing and publishing establishments (less than 10,000 square feet)	P	
Printing, copying, or shipping stores	P	
General appliance repair/service	P	
Financial and insurance service (banks, credit unions, etc. with or without drive-thru)	P	<i>A, I</i>
Personal service	P	
Pet grooming/daycare	P	<i>H</i>
Overnight boarding for pets/kennels	S	
Real estate/property management services	P	
Travel/ticket agencies	P	
Office		
Emergency or extended hour medical clinics	S	<i>A</i>
Professional and medical offices	P	
Veterinary clinics and hospitals	P	<i>H</i>
Civic and Institutional		
<u>Educational Services</u>		
Schools for music, dance, business or trade	P	
Private schools for profit	P	
Public service and government facilities	P	
Private clubs, fraternal organizations, lodge halls, organizational meeting facilities or banquet halls, and places of worship	P	
Public transportation facilities	P	
Other Uses		
Mini-storage and warehousing	S*	<i>J</i>
Extended hour uses	S	<i>A</i>
Planned Unit Development, subject to the standards and approval requirements of Section 30.03	P	
Accessory Uses		
Outdoor storage in accordance with Section 27.19.	P	
Accessory outdoor uses customarily incidental to the permitted and special land uses in this Section. Total area of the outdoor area not to exceed 25% of the area occupied by the principal use, building, or structure.	P/S**	
Accessory buildings and accessory uses customarily incidental to the permitted uses in this Section, in accordance with Section 27.02.	P	

** If the principal use is a use by right then the accessory use is also a use by right. If the principal use is a special land use, then the accessory use is a special land use.

Section 14.02 – Footnotes to the Use Matrix *(amended 09.20.90, 02.01.16, 07.16.18)*

- A. Extended hour uses and drive-thrus shall be subject to the following regulations:*(added 02.21.06)*
1. Setback. All buildings, drive-thru canopies or 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, drive-thru lanes (if applicable) 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.*(amended 04.05.10)*
 2. Buffering. All parcel perimeters which abut a single family zoned and/or used parcel shall have no less than a six (6) foot continuous buffer. The buffer may consist of a solid fence or wall, a double staggered row of evergreens and/or a combination of each.
 3. Noise. Any noise associated with an extended hour use shall not exceed sixty (60) decibels when measured at the property line. The noise shall also not be intermittent in nature, high frequency, or that which causes vibration.
 4. Lighting. Any operation or activity which produces glare shall not cause illumination in excess of 0.3 foot-candles when measured along the lot line of a single family zoned and/or used parcel. Between dusk and dawn, the light levels shall be further reduced to 0.0 foot-candles when measured at the same property lines.
- B. All theaters and arenas shall be a one-story, free-standing completely enclosed building.
- C. Automobile wash establishments shall be enclosed in a building and provide sufficient area for vehicles to await their turn. Automobile wash establishments shall only be permitted where sewers are available.
- D. Restaurant with an outdoor café subject to special use conditions imposed by the Planning Commission in accordance with Section 30.02, with the exception that no site plan will be required unless requested by the Planning Commission, and subject to: *(added 02.16.10)*
1. Seasonal use restrictions.
 2. Hours of operation
 3. Sketch plan indicating location of tables, chairs, awnings, canopies, dance floor, protective fencing, railings, planters, or other pedestrian barriers.
 4. Compliance with Michigan Liquor Control Commission (MLCC) requirements.
 5. Compliance with Township Noise Regulations (Ordinance No. 135).
 6. Other conditions as required by the Planning Commission, with the Planning Commission retaining the option of requiring a full site plan.
- E. Restaurant uses may also include an outdoor patio subject to administrative review by the Building Department. No site plan will be required for an administrative review unless requested by the Planning Commission. *(amended 02.19.08, 07.16.18)*
- F. All large scale retail establishments must comply with the requirements outlined in Section 27.16 – Large Scale Retail Establishments.
- G. Outdoor Display and Sales area, subject to the following *(amended 07.16.18)*:

1. Outdoor display and sales shall not exceed ten percent (10%) of the building or one thousand (1,000) square feet, whichever is less.
 2. Outdoor display and sales area shall adhere to all setback requirements, shall not encroach upon a parking lot, driveway, or public right-of-way, and shall maintain at least five (5) feet of clear pedestrian passage on sidewalk areas. Materials shall be displayed no closer than ten (10) feet from building entrance doors.
 3. Bulk storage or stockpiles of unpackaged mulch, soil, gravel, building supplies, or similar materials shall be prohibited. Flammable products shall be located away from structures to prevent a fire hazard.
 4. Outdoor display and sales areas shall be subject to administrative review and permitting by the Building Department.
- H. Pet grooming facilities, pet daycare for small household pets or veterinary clinics, provided that:
1. All activities are conducted within a totally enclosed building.
 2. The facility has no outdoor runs or kennels.
 3. Inside boarding facilities are confined to use during the day by animals being groomed.
 4. The applicant makes provisions to deal with pet litter and potential conflict between pets, pedestrians, and vehicular traffic. Such provisions may include locating in the end unit in a shopping center, and/or providing a grassy area or garden adjacent to the clinic for use by pets, and/or designating a special parking area close to the clinic.
- I. Drive thru facilities as permitted in this Section shall be subject to the landscaping and screening wall requirements of Section 27.05
- J. Uses as listed below are allowed as a special land use on parcels within the Lapeer Road Overlay District. These uses are to be complementary to the General Business zoning district, and may include such uses as *(amended 08.16.21)*:
1. Showrooms for kitchen, bath, household fixtures, household furniture, with on-site fabrication processing or wholesaling.
 2. Mini-storage and warehousing.
- K. The car inventory parking shall be shown on an approved site plan and labelled as such. The Planning Commission may issue a waiver on the need for parking lot island landscaping, parking spot dimensional requirements, location, and striping within this area based on findings that the area presents unique challenges adhering to the regulations due to the purpose of the area. The area shall not be used in the required off-street parking requirement calculation. The area is not to be considered “outdoor storage” due to the nature of the business. However, from all other aspects, the area shall be subject to the same requirements as a parking lot. *(added 10.20.25)*

Section 14.03 – Required Conditions *(amended 01.30.86, 09.20.90, 02.01.16, 07.16.18, 05.04.20)*

All activities and uses in this District shall comply with the following required conditions, except where an existing building is legally in nonconformance with certain conditions, or where a variance from the conditions has been legally granted by the Zoning Board of Appeals. *(amended 01.30.86)*

- A. Site Plan Approval. The proprietor shall submit a site plan for approval pursuant to the requirements set forth in Section 30.01 of the Zoning Ordinance.
- B. Minimum Parcel Size. The minimum lot area shall be twelve thousand (12,000) square feet.

C. Off-Street Parking.

1. Parking requirements shall be based upon the following schedule *(amended 08.06.07)*:
 - a. One (1) parking space per two hundred (200) square feet of gross floor area for general retail uses, personal services, banks, etc.
 - b. One (1) parking space per one hundred (100) square feet of gross floor area for restaurants.
 - c. One (1) parking space per three (3) seats for theatres, performing arts centers, etc.
 - d. One parking space for every three (3) persons as designated in the maximum occupancy load of the building for private clubs, fraternal organizations, lodge halls, and places of worship. *(added 08.16.21)*
 - e. Parking requirements for all other uses in the GB district shall be based upon one (1) parking space per two-hundred (200) square feet of gross floor area.
2. The Planning Commission may, at their discretion, modify the numerical requirements for off-street parking, based on evidence provided by the applicant that indicates that another standard would be more reasonable, because of the level of current or future employment and/or the level of current or future customer traffic. *(amended 01.30.86)*
3. No parking area or driveway shall be closer than thirty (30) feet to the adjacent property lines when the parcel abuts residentially or recreationally 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. *(amended 07.06.87, 06.19.23)*
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 is intended to contain landscaping. As such, the setback may be reduced in width or waived by the Planning Commission when the parcel abuts commercial/office, or industrial zoned property if provided evidence that the proposed landscape plans meet the intent of the landscaping provision as described in the considerations outlined in Section 27.05. *(amended 09.16.93, 10.20.25)*

D. Landscaping.

1. A landscape plan shall be submitted to the Planning Commission for approval. The landscape plan shall specify plant materials and landscape treatment, based on the requirements of Section 27.05 of this Ordinance for such items. This landscape plan shall be part of, or accompany, the site plan.
2. A landscaped greenbelt at least twenty (20) feet in width shall be provided along the entire perimeter of a GB District, except where ingress or egress drives are located when the parcel abuts commercial/office or industrially zoned property. However, when the parcel abuts residentially or recreationally used or zoned property, the landscape greenbelt shall be at least thirty (30) feet in width except where ingress or egress drives are located. *(amended 07.06.87, 06.19.23)*
3. The off-street parking areas and access driveways shall be screened from view from any adjoining residential property. Such screening shall consist of earth berms, permanent walls or evergreen landscaping subject to approval of the Planning Commission.
4. All landscaping and screening shall be maintained in an attractive, litter-free, safe and healthy condition. Maintenance of all landscaping shall be of sufficient frequency to prevent overgrowth and deterioration from the original condition.

5. The landscaped greenbelt required along with the perimeter of the parcel may be reduced in width or waived by the Planning Commission when the parcel abuts commercial/office or industrially zoned property. The Planning Commission may, at their discretion, modify or waive certain landscaping requirements in accordance with the considerations outlined in Section 27.05. *(amended 01.30.86, 09.16.93, 04.05.10)*
 6. Where commercial uses abut residential uses, the Planning Commission may require a greenbelt buffer, berm, or obscuring wall or combination of the aforementioned methods of screening in accordance with Section 27.05 (A)(5). *(added 02.19.08)*
- E. Sign Regulation. All signs shall comply with the standards set forth in Orion Township Sign Ordinance No. 153. *(amended 10.08.98, 02.21.06)*
- F. Lighting Regulations. *(amended 04.27.00)*
1. A lighting plan shall be submitted with all site plans as set forth in Section 27.11 of this Ordinance. All other Zoning Ordinance regulations shall apply unless otherwise noted in this Ordinance.
 2. Exterior site lighting shall be fully shielded and directed downward to prevent off-site glare.
 3. Site illumination on properties adjacent to residential properties shall not exceed 0.3 foot-candle along property lines, or 1.0 foot-candle along non-residential property lines. Parking lot lighting shall be governed by Section 27.11.
- G. Public Road Access. Any use developed or proposed within this district shall have direct access to a dedicated public road having an existing or proposed right-of-way of at least one hundred twenty (120) feet.
- H. Utilities. All utilities servicing the buildings or structures shall be buried underground.
- I. Covered Trash Receptacles. *(amended, 06.19.23)*
- All developments shall utilize a covered trash receptacle housed within an enclosure. The enclosure shall contain three (3) side walls (1) foot higher than the receptacle, made of similar material as the principal structure in terms of durability, aesthetic quality, and consistency with the overall design. The fourth side of the enclosure shall be equipped with an opaque lockable gate that is the same height as the other three (3) sides. These enclosures shall be housed in the rear yard of the building or principal use structure. However, the Planning Commission may, at their discretion, allow the placement of the enclosure in the side yard based on such factors as whether the side yard is an interior side yard or an exterior side yard which is more viewable from a main road and the distance from a road, natural screening, and sightlines. Trash enclosures should not be placed adjacent to residentially used or zoned property. The Planning Commission may, at their discretion, waive the requirement for a covered trash receptacle 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.
- J. Loading and Unloading
1. Loading and unloading areas shall be located in the rear or side yard of a non-residential district.
 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.
- K. Performance Guarantee Requirement. The Planning Commission shall require a performance guarantee to be deposited with the Township Clerk in accordance with the provisions set forth in Section 30.09, to ensure that necessary and required improvements proposed on the site plan will be completed. *(amended 08.15.16)*

- L. Safety Paths. Construction of safety paths for pedestrian use and use by non-motorized vehicles shall be required in conjunction with the development of all parcels in this zoning district. The safety paths shall conform to the specifications outlined in Section 27.06 and Ordinance No. 97. *(amended 01.05.87, 02.03.03)*
- M. Tree Preservation Regulations. The tree permit requirements apply to developments in this District, according to the terms of Section 27.12. *(amended 08.03.00)*
- N. Wetland Setbacks. The wetland setback requirements apply to all developments in this District, according to the terms of Section 27.17. *(added 09.17.07)*
- O. Noise. Regulations regarding the abatement and control of excessive noise are found within the Charter Township of Orion Noise Ordinance No. 135. *(amended 02.19.08)*

Section 14.04 – Area and Bulk Requirements (Applies to Principal and Accessory Uses) *(amended 09.20.90, 02.01.16, 07.16.18, 10.20.25)*

Please see the Matrix Chart in Section 14.01 for variations to these requirements by use.

	GB
Front Yard Setback	30 ft.
Rear Yard Setback	30 ft.
Side Yard Setback	20 ft. on each side
Minimum Lot Area	12,000 sq. ft.
Maximum Lot Coverage	30%
Maximum Heights of All Structures	25 ft.
Minimum Clear Space Around Structures	Per Building and/or International Fire codes.

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