

**Section 18.00 – Preamble** *(amended 06.19.23)*

The Industrial Park (IP) Districts are intended to provide locations for the development of industrial subdivisions/condominiums or stand-alone developments permitting a variety of industrial uses in a park-like setting. Two types of developments are permissible within the Industrial Park District. These are as follows:

1. **Industrial Park**, which is defined as development with the intent that the site will be partitioned into multiple building sites with each site having a different parcel number and owner.
2. **Industrial Parcel**, which is defined as a development with one or more buildings on one parcel with a single owner.

The intent of the Township is to ensure that these locations have full provision of roads and utilities and with adequate setbacks, greenbelts, and landscaping. This district is intended to provide locations for similar activities as are permitted in the Limited Industrial District.

**Section 18.01 – Use Matrix** *(added 07.16.18, amended 12.20.21)*

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 05.06.24, 05.19.25)</i>	Zoning District	Footnotes
<b>P = Permitted by Right    S = Special Use</b> <b>S* = Special Use permitted within Lapeer Road Overlay District</b>	<b>IP</b>	
<b>Industrial, Research, and Technology Uses</b>		
<i>Compound, manufacture, assembly, treatment, repair, processing, packaging of:</i>		
Electrical appliances, electronic instruments and devices, including but not limited to computers, cellular phones and tablets.	P	F
Electronic or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.	P	F
Previously prepared materials such as, but not limited to, the following: canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastics, precious or semi-precious metals or stones, shell, soil, textiles, millwork, tobacco, wax, wire, wood or yarns, and sheet metal, but not including large stamping plants and saw mills.	P	F
Pottery & figurines or other similar ceramic products using only previously pulverized clay or kilns fired only by electricity or gas.	P	F
Bakery goods, candy, food products, cosmetics, pharmaceuticals, toiletries, hardware and cutlery.	P	F
Musical instruments, toys, novelties, and metal or rubber stamps or other small molded rubber products.	P	F
Storage buildings, repair facilities, and/or yards for vehicles, equipment, & materials for contractors, landscaping, and/or lawn treatment services, and recreational vehicles	P	A
Packaging and/or parcel delivery services	P	F
Printing plants	P	F
Tool, die, gauge, and machine shops	P	F
Warehousing and wholesale establishments, storage and transfer facilities (other than those accessory to an adjoining retail use and not including waste disposal transfer stations)	P	F
Facilities where primary activities are of an experimental or testing nature	P	F

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<b>P = Permitted by Right    S = Special Use</b> <b>S* = Special Use permitted within Lapeer Road Overlay District</b>	<b>IP</b>	
<b>Office</b>		
Offices related to the principal use.	P	
Veterinary clinics and animal boarding	S*	D
<b>Retail, Entertainment and Service</b>		
<u>Entertainment, Amusement and Recreational Uses</u>		
Health clubs and exercise establishments	S	B
Private indoor recreation facilities (such as batting cages, dance studios, indoor soccer, ice rinks, archery)	S	B
<u>Automobile-Related Uses</u>		
Automotive retail and service facilities	S*	D
Automotive repair, paint and body shop, collision shop	S*	D
Equipment repair and sales	S*	D
<u>Eating and Drinking Establishments</u>		
Restaurants, including drive-through restaurants	S*	D
<u>General Retail</u>		
Building material sales	P	
Showrooms for kitchen, bath, household fixtures, household furniture or other retail activities associated with fabrication, assembly processing, or wholesaling.	S	E
<u>General Service</u>		
Mini-storage and warehousing	S*	D
Hotels and motels	S*	D
Financial and insurance service (banks, credit unions, etc. with or without drive-through)	S*	D
<b>Civic and Institutional</b>		
Private clubs, fraternal organizations, lodge halls, and places of worship	S	
<b>Other</b>		
Planned Unit Development, subject to the standards and approval requirements of Section 30.03	P	
Outdoor storage as a principle use in accordance with Section 27.19	P/S	
<b>Accessory Uses</b>		
Outdoor storage as an accessory use, in accordance with Section 27.19.	P/S	
Accessory buildings and accessory uses customarily incidental to the permitted and special land uses in this Section, in accordance with Section 27.02	P/S**	C
<b>Uses Not Permitted</b>		
Facilities where activities of a retail nature, except for building material sales, parcel delivery services, and licensed marihuana facilities that include a retail component as authorized under Ordinance No. 154, are conducted.		
Stand-alone facilities for the sale and/or consumption of food or beverages either on or off-site (except as special land use within the Lapeer Overlay District		

\*\* 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 18.02 – Footnotes to the Use Matrix** *(added 07.16.18)*

- A. See Section 27.19
- B. Indoor recreation establishments are subject to a review of parking by the Planning Commission and subject to the submittal of parking studies based upon Institute of Transportation Engineers (ITE) standards, if required. The Planning Commission may allow a maximum building height of forty (40) feet, subject to the review of adjoining

land use and a determination that additional building height for recreation uses will not adversely impact neighboring uses.

- C. The following accessory uses shall be permitted, subject to the standards and requirements set forth herein and in Sections 27.02:
1. Repair and maintenance of vehicles and equipment owned by the proprietor or lessee of the storage facility, provided that such repair and maintenance activities take place within a completely enclosed building.
  2. The repair and maintenance of vehicles and equipment left for long-term storage of at least four (4) months with the proprietor or lessee of the storage facility, provided that such repair and maintenance activities take place within a completely enclosed building.
  3. One storage building for materials or equipment related to the principal use. However, building material outlets may be permitted, subject to Planning Commission approval.
  4. Accessory uses which in the opinion of the Planning Commission are subordinate and customarily incidental to the above permitted or special uses.
- D. Uses as listed below are allowed as a special land use subject to special use conditions imposed by the Planning Commission in accordance with Section 30.02, on parcels within the Lapeer Road Overlay District. These uses are to be complementary to the Industrial Park zoning district, and may include uses such as: *(added 09.02.14, amended 07.16.18, 05.06.24, 05.19.25)*
1. Automotive retail and service facilities, such as trailer hitches, car stereo, window tinting and similar uses.
  2. Automotive repair, paint and body shop, collision shop.
  3. Equipment repair and sales, such as recreational vehicles, lawn equipment, power tools and construction equipment.
  4. Banks and credit unions, with or without drive-through.
  5. Restaurants, including drive-through restaurants including outdoor café and/or patio subject to:  
  
Seasonal use restrictions, hours of operation, sketch plan indicating location of tables, chairs, awnings, canopies, dance floor, protective fencing, railings, planters, or other pedestrian barriers, compliance with Michigan Liquor control Commission (MLCC) requirements (for a café), compliance with Township Noise Regulations (Ord. No. 135), and/or other conditions as required by the Planning Commission. No site plan will be required unless requested by the Planning Commission, with the Planning Commission retaining the option of requiring a full site plan.
  6. Hotels and motels
  7. Veterinary clinics and animal boarding
  8. Mini-storage and warehousing
- E. Showrooms for kitchen, bath, household fixtures, household furniture or other retail activities associated with fabrication, processing, or wholesaling. Products retailed shall be a minor part of the principal use activity. Retail floor area shall not exceed thirty percent (30%) of the total floor area. *(added 05.06.24)*
- F. Extended hours are allowed as a use by right when the principal use conducts multiple shifts. *(added 05.19.25)*

**Section 18.03 – Required Conditions** *(amended 07.16.18)*

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.
  - 1. The minimum parcel size for an Industrial Park as a whole shall be twenty (20) acres.
  - 2. The minimum lot size within an Industrial Park or for an Industrial Parcel shall be two (2) acres. *(amended 06.13.96, 10.20.25)*
- C. Access. It is intended that the effects of any industrial activity in an IP District should be confined within the IP District so as to not create any nuisance or hazard for adjacent or nearby uses. It is further intended that an Industrial Park within the IP District shall have *(added June 2023)*:
  - 1. An internal roadway with a minimum sixty (60) foot right-of-way;
  - 2. That each building or use within the complex have direct access onto that internal roadway;
  - 3. That the district, as a whole, shall have direct access onto an existing or proposed major thoroughfare.

If the development is an Industrial Parcel C1-2 above shall not apply.

- D. Off-Street Parking *(amended 06.19.23)*.
  - 1. One (1) parking space per one thousand (1000) square feet of gross floor area or one (1) space per employee whichever is greater for uses within the IP zoning district. One (1) additional parking space shall be added for every four (4) required spaces for facilities which operate more than one employee shift. *(amended 08.06.07)*
  - 2. 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 05.19.25)*
  - 3. 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)*
  - 4. No parking area or driveway shall be closer than twenty (20) feet to the adjacent property line. However, if the parcel in question abuts a residentially or recreationally used or zoned parcel, then no parking area or driveway shall be closer than fifty (50) feet to the adjacent property line. *(amended 06.15.89, 06.19.23)*
  - 5. The internal roadway within an Industrial Park shall not be closer than one hundred (100) feet to an adjacent property line outside the Industrial Park. *(amended 06.19.23)*
  - 6. All internal roadways and driveways in the front yard area shall be continuously curbed. All roadways, driveways and parking areas shall consist of hard-surfaced concrete, blacktop or equivalent, as approved by the Planning Commission.
  - 7. All off-street parking shall conform to the standards set forth in Section 27.04 of this Ordinance.
  - 8. 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)*

E. Landscaping.

1. A landscape plan for each use in the Industrial Park 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 the zoning lot, 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 zoned property, the landscaped greenbelt shall be at least fifty (50) feet in width, except where ingress or egress drives are located. *(amended 06.15.89, 05.22.97, 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. In addition, an underground lawn irrigation system shall be required in any landscaped area located in the front yard. *(amended 05.22.97)*
5. The landscaped greenbelt required along 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, 10.20.25)*

F. 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)*

G. 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.

H. Public Road Access.

1. Any industrial park developed or proposed in the Industrial Park District shall have an internal public road having a minimum right-of-way of at least sixty (60) feet.
2. The internal public road shall have direct access onto an existing or proposed major thoroughfare having a thoroughfare having a right-of-way of at least one hundred twenty (120) feet.

I. Utilities. All utilities servicing the business structure may be required by the Planning Commission to be buried underground.

J. 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.

K. Loading and Unloading.

1. The loading and unloading area shall not be located where it will not interfere with parking or obstruct ingress and egress.
2. The loading and unloading area shall be located in the rear or side yard. However, it may be located in a front yard area only when the loading area is of a drive-through design as approved by the Planning Commission.
3. Truck wells shall not be located in the front yard area.
4. All loading and unloading areas shall be in conformance with the requirements set forth in Section 27.04.

L. 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)*

M. General Requirements. All activities and uses within this District shall conform to the following:

1. Smoke. A person or industry shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than three (3) minutes in any one (1) hour which is:
  - a. As dark or darker in shade as that designated as No. 1/2 on the Ringelmann Chart, as published by the United States Bureau of Mines, or
  - b. Of such density as to obscure an observer's view to a degree equal to or greater than the level of smoke described in Subsection (a) of this Section.
  - c. At no time may smoke emissions be darker than Ringelmann No. 1.
2. Open Fires. A person or industry shall not burn any combustible refuse in any open outdoor fire within the District.
3. Noxious Gases. No noxious or malodorous gases shall be allowed to escape into the atmosphere in concentrations which are offensive, which produce a public nuisance or hazard on any adjoining lot or property, or which could be detrimental to human, plant or animal life.
4. Air Contaminants. A person or industry shall not discharge from any source whatsoever such quantities of air contaminants or other material, including fly-ash, dust, vapor, or other air pollutants, which could cause injury or harm to health, animals, vegetation, or other property, or which can cause excessive soiling. Dust, dirt, smoke, or fly-ash shall not be in excess of 0.3 grams per cubic foot of flue gas at stack temperature of 500 degrees Fahrenheit and not to exceed fifty percent (50%) excess air.

5. Glare and Heat. Any operation or activity producing glare shall be so conducted that direct and indirect illumination from the source of light shall not cause illumination in excess of one-half (0.5) of one (1) foot-candle when measured at any adjoining residence or business district boundary line. Flickering or intense source of light shall be so controlled as not to cause a nuisance across any lot lines.

If heat is a result of an industrial operation, it shall be so insulated as to not raise the temperature at any property line at any time.

6. Noise. The measurable noise emanating from the premises and as measured at the street or property line, may not exceed sixty (60) decibels as measured on the "C" scale of a sound level meter constructed and calibrated in conformance to the requirements of the American Standards Association. Objectionable noises, due to intermittence, beat frequency or shrillness, shall be muffled so as not to become a nuisance to adjacent uses. Sirens and related apparatus used solely for safety and other public purposes are exempt from this standard.
7. Vibration. Vibrations from industrial operations and vehicular traffic in this zone must be controlled to the extent that they cannot be felt past any property line.
8. Radio Transmission. For electronic equipment required in an industrial operation, the equipment shall be so shielded that its operation will not interfere with radio, television or other electronic equipment.
9. Storage of Flammable Materials. Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire-fighting and fire suppression equipment and such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved.
10. Radioactive Materials. No activity shall emit dangerous radioactivity at any point, or unreasonable electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.
11. Water Pollution. Pollution of water shall be subject to such requirements and regulations as are established by the Michigan State Department of Health, the Michigan Water Resources Commission, the Oakland County Health Department, and the U.S. Environmental Protection Agency. Such requirements and regulations shall apply in all cases except when they are less stringent than the following standards in which case the following standards shall apply:
  - a. No wastes shall be discharged in the public sewer system which is dangerous to the public health and safety.
  - b. Acidity or alkalinity shall be neutralized to a pH of 7.0 as a daily average on a volumetric basis, with a maximum temporary variation of pH 5.0 to 10.0.
  - c. Wastes shall contain no cyanides and no halogens and shall contain not more than 10 p.p.m. of the following gases: hydrogen sulphite, sulphur dioxide and nitrous oxide.
  - d. Wastes shall not contain any insoluble substance in excess of 10,000 p.p.m. or exceeding a daily average of 500 p.p.m. or fail to pass a No. 8 Standard Sieve, or have a dimension greater than one-half (1/2) inch.
  - e. Wastes shall not have chlorine demand greater than 15 p.p.m.
  - f. Wastes shall not contain phenols in excess of .005 p.p.m.
  - g. Wastes shall not contain any grease or oil or any oil substance in excess of 100 p.p.m. or exceed a daily average of 25 p.p.m.
- N. 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, 02.04.03*)

- O. 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)*
- P. 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)*

**Section 18.04 – Area and Bulk Requirements (Applies to Principal and Accessory Uses)** *(amended 06.13.96, 05.22.97, 09.02.14, 10.20.25)*

Please see the chart in Section 18.01 for variations to these requirements by use.

	IP
Front Yard Setback	50 ft.
Rear Yard Setback	50 ft. *
Side Yard Setback	20 ft. on each side *
Minimum Lot Area for Total Industrial Park	20 acres
Minimum Lot Area for Each Principal Structure or Use Within Industrial Park	2 acres
Maximum Lot Coverage	35%
Maximum Heights of All Structures	40 ft. *
Minimum Clear Space Around Structures	Per Building and/or International Fire Codes

\* Within the Lapeer Road Overlay District, building height shall not exceed fifty (50) feet. However, if a building exceeds forty (40) feet in height, rear yard and side yard setbacks shall increase by ten (10) feet for a total of thirty (30) feet side yard and sixty (60) feet rear yard. *(amended 02.01.16)*

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