

Section 22.00 – Preamble

The Special Purpose 2 (SP-2) Districts are intended to provide locations for industrial and commercial facilities that are not provided for in other districts. It is intended that such facilities have these general characteristics:

- A. They require large areas of contiguous land.
- B. They provide a necessary product or service to the community.
- C. They potentially could create traffic problems because of the size and weight of the vehicles coming from the facility or the frequency of trips to the facility.
- D. There is usually only one of each type of Special Purpose 2 use in a community.

Special Purpose 2 Districts should usually be located adjacent to industrial districts and away from residential districts. These districts are further intended to have direct access into a collector or major thoroughfare having an existing or proposed right-of-way of eighty-six (86) feet.

Section 22.01 – 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.

LAND USE <i>(added 07.16.18)</i>	Zoning District	Footnotes
P = Permitted by Right S = Special Use	SP-2	
Industrial and Commercial		
Mini-warehouses	<i>S</i>	
Asphalt plants	<i>S</i>	
Saw and planing mills	<i>S</i>	
Sand & gravel mining and processing (subject also to the provisions set forth in Ordinance 40/ Ordinance 99).	<i>S</i>	
Junk yards	<i>S</i>	
Planning Unit Developments (PUD)		
Planning Unit Developments (PUD), subject to the standards and approval requirements set forth in Section 30.03.	<i>S</i>	
Accessory Special Land Uses		
Uses customarily incidental to the permitted principal use, provided the uses are located on the same parcel as the principal uses.	<i>S</i>	
Outdoor storage per Section 27.19	<i>S</i>	<i>A</i>
Offices for the use of, and related to, the permitted principal use.	<i>S</i>	
Uses Not Permitted		
Facilities for activities of an experimental or testing nature.		
Facilities where activities of a retail nature are conducted.		
Facilities for the manufacture or assembly of a finished product.		

Section 22.02 – Footnotes to Use Matrix *(added 07.16.18)*

- A. See Section 27.19. In addition, the items being stored outside must be used by the permitted principal use and all such storage areas shall be enclosed on all sides.

Section 22.03 – Required Conditions

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. Minimum parcel size shall be ten (10) acres.
- C. Off-Street Parking.
1. One (1) parking space for each employee, plus five (5) parking spaces for visitors, shall be provided on the same parcel.
 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. Driveways and parking areas may be curbed and shall consist of hard-surfaced concrete, blacktop, crushed concrete or gravel, as approved by the Planning Commission.
 4. All off-street parking shall conform to the standards set forth in Section 27.04 of this Ordinance.
 5. 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 06.19.23)*
 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 the SP-2 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 06.19.23)*
 3. Such screening shall consist of earth berms and 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, 10.20.25)*
- 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 an existing or proposed collector or major thoroughfare having a minimum right-of-way of at least eighty-six (86) feet.
- H. Utilities. If possible, all utilities servicing the business structure shall be buried underground.
- I. Covered Trash Receptacles. *(amended June 2023)*
- 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 or egress.
 3. All loading and unloading areas shall be in conformance with the requirements set forth in Section 27.04 of this Ordinance.
- 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. General. 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 capacity as to obscure an observer's view to a degree equal to or greater than does 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 line.

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 district 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. **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.

- M. 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)*

- N. 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)*

- O. 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 22.04 – Area and Bulk Requirements (Applies to Principal and Accessory Uses) *(amended 07.16.18, 10.20.25)*

Please see the Matrix Chart in Section 22.01 for variations to these requirements by use.

	SP-2
Front Yard Setback	150 ft.
Rear Yard Setback	150 ft.
Side Yard Setback	150 ft. on each side
Minimum Lot Area	10 acres
Maximum Structure Area	25,000 sq. ft.
Maximum Height of All Structures	25 ft.
Minimum Clear Space Around Structures	As per Building and/or International Fire Codes

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