

Section 3.00 – Zoning Districts Established *(amended 04.19.90, 02.01.16, 07.16.18)*

For the purposes of this Ordinance, the Charter Township of Orion is hereby divided into the following Zoning Districts:

Single Family Residential Districts – SF, SE, SR, R-1, R-2, R-3

Multiple Family Residential Districts – RM-1, RM-2

Mobile Home District – MHP

Office & Professional District – OP

Restricted Business District – RB

General Business District – GB

Limited Industrial District – LI

Industrial Park District – IP

Industrial Complex District – IC

Railroad Freight Yard District – RFY

Special Purpose Districts – SP-1, SP-2

Recreation Districts – REC-1, REC-2

In addition, sections of the above Zoning Districts may be located in unbuildable areas within flood plains and other water areas. Any areas which appear to be undesignated on the Zoning Map are hereby designated as R-1 Single Family Residential.

Section 3.01 – Zoning District Boundaries

The boundaries of the Zoning Districts enumerated in Section 3.00 are hereby established as shown on the Zoning Map, Charter Township of Orion, which this text and which map with all notations, references, and other information shown thereon shall be as much a part of this Ordinance as if fully described herein.

Section 3.02 – Interpretation of Zoning District Boundaries

Where, due to the scale, lack of details, or illegibility of the Zoning Map, there is any uncertainty, contradiction, or conflict as to the intended location of district boundaries shown thereon, interpretation concerning the exact location of district boundary lines shall be determined upon written application to the Zoning Board of Appeals. The Board, in arriving at a decision on such matters, shall apply the following standards:

- A. The boundaries of zoning districts are intended to follow centerlines of alleys, streets, or other rights-of-way, water courses, or lot lines, or be parallel or perpendicular thereto, unless such district boundary lines are otherwise clearly indicated on the Zoning Map.
- B. Where district boundaries are so indicated that they approximately follow lot of record lines, such lines shall be construed to be boundaries.
- C. In unsubdivided property, or where a district boundary divides a lot of record, the location of such boundary, unless shown by dimensions of the Zoning Map, shall be determined by use of the map scale shown thereon.

- D. The Zoning Board of Appeals may request a recommendation regarding a district boundary question from the Township Planning Commission.

Section 3.03 – Conformity to Ordinance Regulations

- A. No structure or land shall hereafter be used or occupied and no structure or part thereof shall be erected, constructed, moved or altered, except in conformity with the regulations specified in this Ordinance.
- B. Except as otherwise provided herein, regulations governing land and building use, minimum lot size, lot area per dwelling unit, building height, building placement, required yards, and other pertinent factors are hereby established as stated in the detailed provisions for each of the Zoning Districts.
- C. A use permitted, subject to special approval, shall be a use of land or buildings requiring some measure of individual consideration, and therefore, subject not only to the minimum requirements specified for such use in the Zoning District in which such use is located plus applicable requirements found elsewhere in this Ordinance, but also to any special conditions imposed in this Ordinance and the approval of the Township Planning Commission. In evaluating and deciding each application for such permission, the Commission shall apply the standards contained in Section 30.02, Special Land Uses, of the Ordinance and any special conditions imposed in this Ordinance.

Section 3.04 – Zoning of Vacated Areas

Whenever any street, alley, or other public way is vacated, such street, alley, or other public way or portion thereof shall automatically be classified in the same Zoning District as the property to which it is attached.

Section 3.05 – District Requirements

All buildings and uses in any district shall be subject to the provisions of Article XXVII, General Provisions, and Article XXVIII, General Exceptions.

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