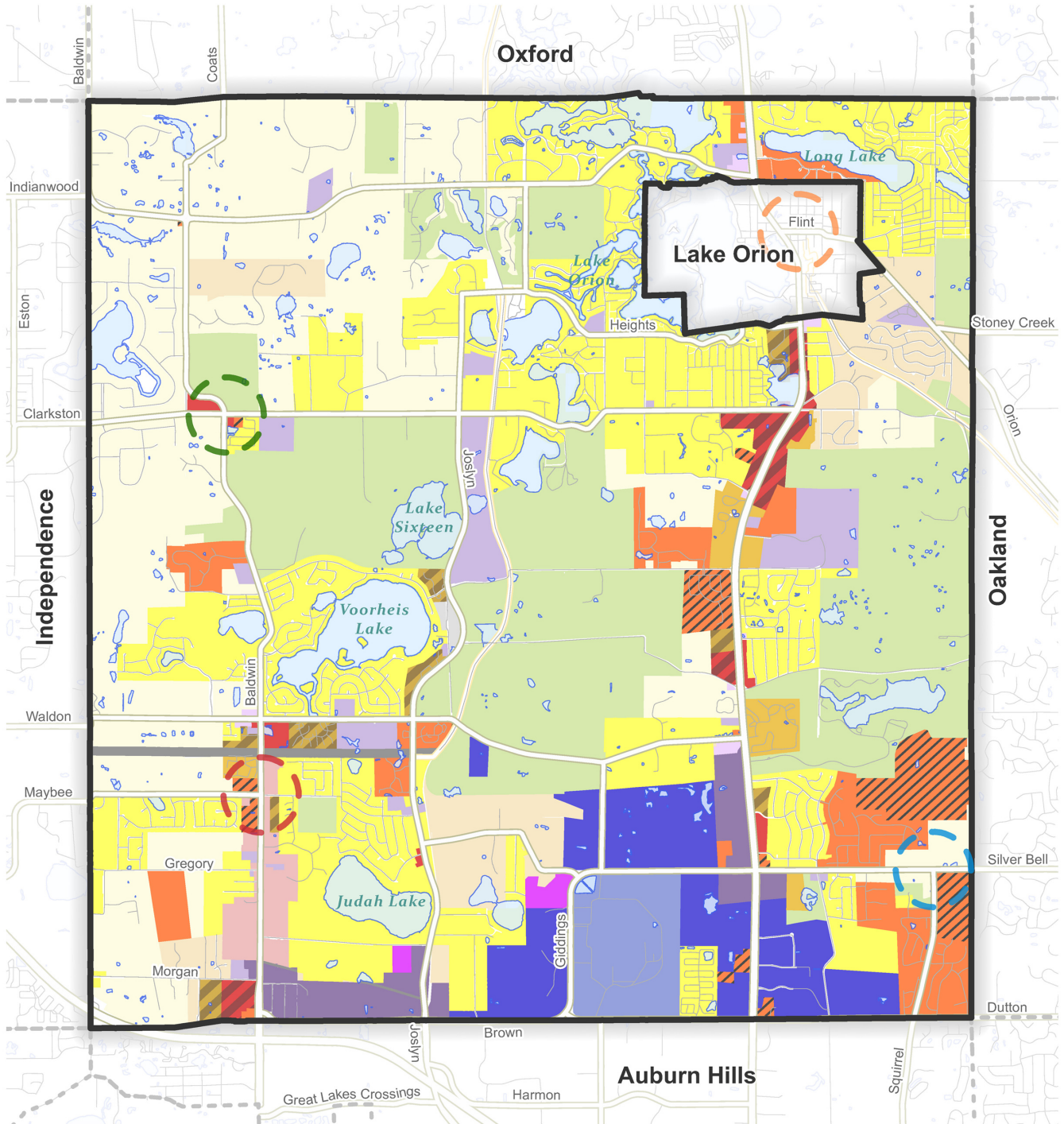
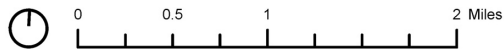


MAP 17: FUTURE LAND USE



Data sources: FLU: Orion Township. Roads and Boundaries: State of Michigan. Date Exported: July 26, 2022. ©2022 Giffels Webster.



This map is intended to show generalized land use and is not intended to indicate the precise site, shape or dimension of areas. These recommendations have a long-range planning horizon and do not necessarily imply that short-term zoning decisions are appropriate.

Refer to Map 14 for the Residential Density Plan.

Public non-motorized pathways are designated as Recreation.

- Special Circumstance
- Planned Unit Development
- Single Family Low Density
- Single Family Medium Density
- Single Family High Density
- Multiple Family Low Density
- Multiple Family Medium Density
- General Office
- Office Research
- Neighborhood Commercial
- Core area of 15-min neighborhood
- General Commercial
- Village Center
- Industrial / Commercial / Residential Mixed Use
- Research / Light Industrial
- Heavy Industrial
- Institutional
- Recreation
- Special Purpose
- Utility Owned

**Future Land Use**  
ORION TOWNSHIP



TABLE 9. PLANNED DENSITY

FLU	Zoning	Density*
SF Low Density	SE	0.3 – 0.7 units / acre
SF Medium Density	SR	0.7 – 1.5 units / acre
SF High Density	R-1/R-2/R-3	3 – 5 units / acre
MF Low Density	RM-1	5 – 7 units/acre
MF Medium Density	RM-2	7 – 12 units/acre
General Office	OP	
Office Research	BIZ / OP	
Neighborhood Commercial	RB	
Village Center	Gingellville Village Center Overlay	
General Commercial	GB	
Res/Comm/Ind Mixed Use	BIZ / Lapeer Overlay	
Research Industry	LI	
Heavy Industry	IC	

\* Per gross acre excluding regulated wetlands. Note: Planned density is not a guarantee of development yield. This future land use map is intended to show generalized land use and is not intended to indicate the precise site, shape or dimension of areas. These recommendations have a long-range planning horizon and do not necessary imply that short-term zoning decisions are appropriate.



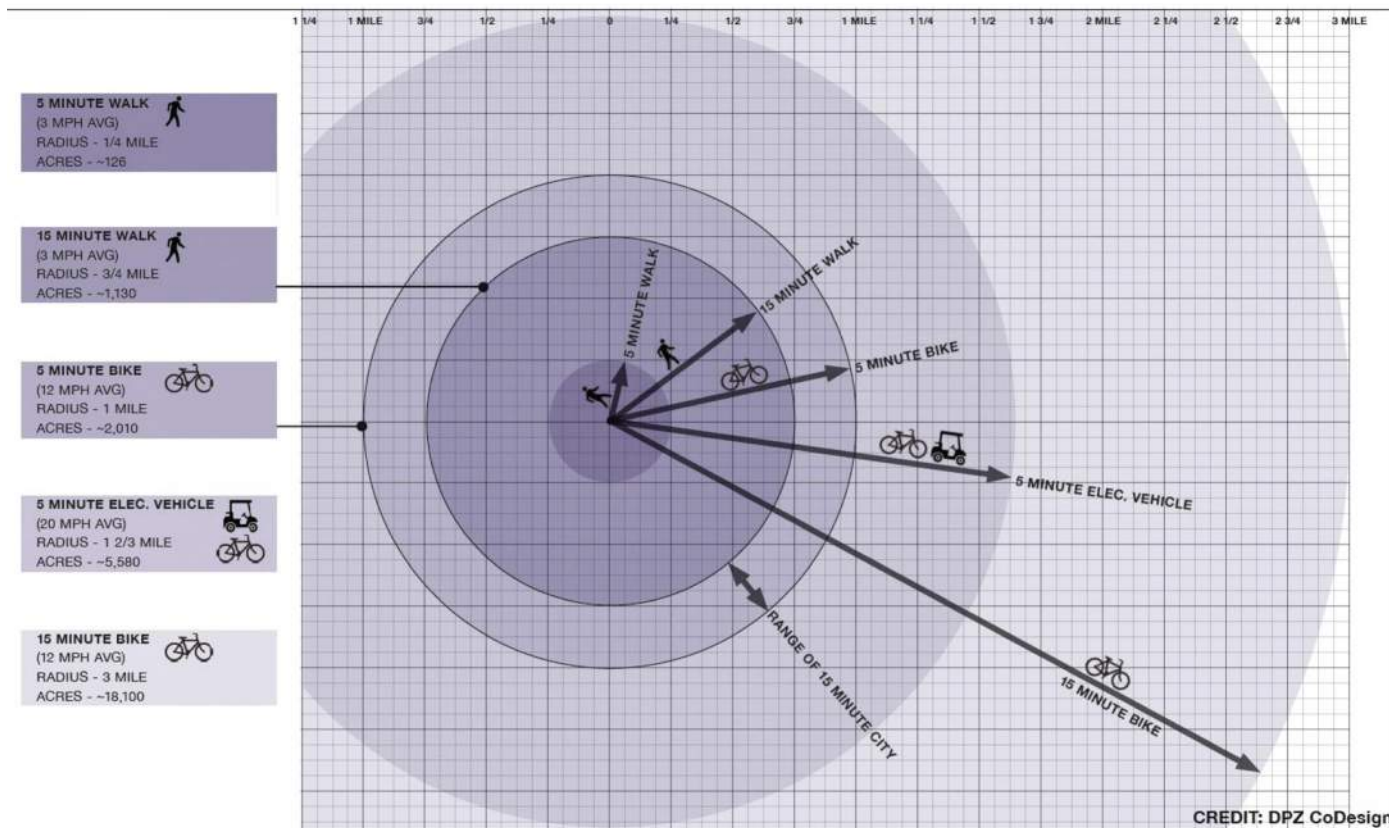
# 15-minute neighborhoods

## Introduction

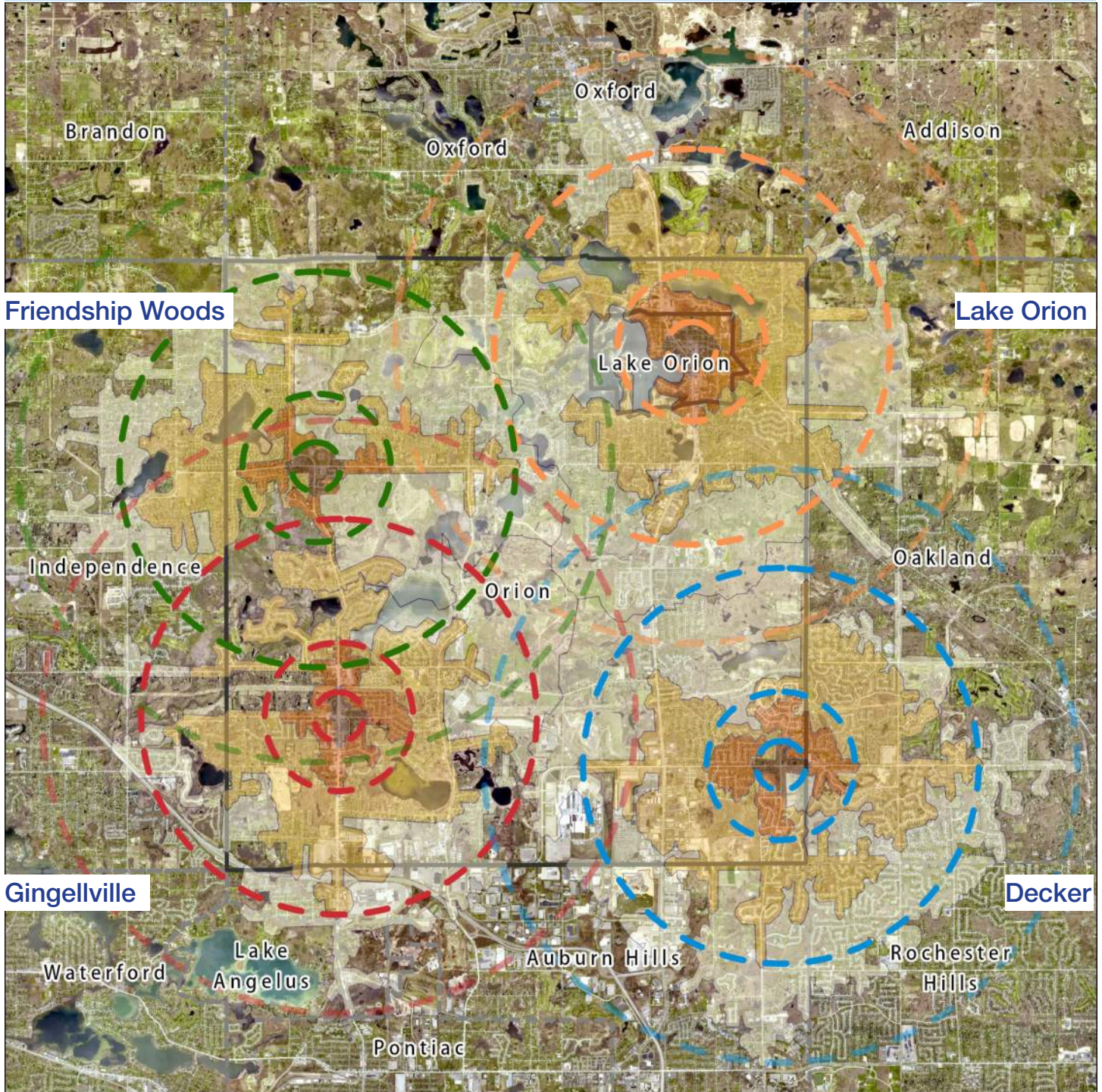
As part of the Township’s analysis of land use and transportation, a new concept has been introduced as part of this Master Plan update known as the 15-Minute Neighborhood. This is an accepted planning concept that is becoming more mainstream; it focuses planning efforts on areas that are larger than individual neighborhoods. The difference between the 15-Minute Neighborhood concept and typical planning focus areas or corridors that may have special considerations, is that 15-Minute Neighborhoods are defined solely by travel time and distance to a core mixed-use center by either walking or biking.

The 15-Minute Neighborhood concept is based primarily on how far a person can walk or bike from a core mixed-use center. It could be measured in 5, 10 or 15-minute increments for each mode of travel based on the average speed of travel. Five minutes (1/4 mile) is generally a reasonable amount of time a person may choose to travel by walking for a short trip in a mixed-used setting, and 15 minutes is representative of a 3 mile easy bike ride. These travel areas are indicated as concentric circles radiating from a defined center, with darker shaded areas closer to the center and lighter shaded areas as you move away from the center towards the 15-minute travel boundaries.

FIG.30. 15-MINUTE NEIGHBORHOOD CONCEPT



MAP 18: 15-MINUTE NEIGHBORHOODS



- |  |  |  |  |  |
|--|--|--|--|--|
|  | 1/4 mile = 5 minute walk (3 mph)       |  | 1  Lake Orion Village                            |  |
|  | 3/4 mile = 15 minute walk (3 mph)      |  | 2  Gingellville Village (Maybee & Baldwin)       |  |
|  | 2 miles = 10 minute bike ride (12 mph) |  | 3  Decker Hamlet (Squirell & Silverbell)         |  |
|  | 3 miles = 15 minute bike ride (12 mph) |  | 4  Friendship Woods Hamlet (Clarkston & Baldwin) |  |

In reality, 15-minute travel time is dependent on the existing sidewalk/pathways network. When you take existing paths into consideration, the 15-minute neighborhoods appear more of an organic nature as shown above. The concentric rings show how these areas could grow if more robust non-motorized paths are provided. As part of this Master Plan update, four service core areas have been identified as center of 15-Minute Neighborhoods.

