

DC Structures - Permitting Feasibility Checklist

Date: 07.28.25

Completed by: Jill Robbie

*Disclaimer: This Permitting checklist seeks to identify broad permitting and code requirements specific to the project site. Permitting review for the project may include, but is not limited to, information listed below. There is a possibility of add'l requirements being encountered during permitting process, with the jurisdiction, not listed below.

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I. Property Information - General

Project:

Gibb, Matt (Lake Orion DDA)

Client:

Matt Gibb - Owner's Rep for Lake Orion Downtown Development Authority

Description of Proposed Project:

A couple retail spaces, an Airbnb/hotel with 10 rooms, a bike shop with space for spinning classes

Site Address:

215 S Broadway Street, Lake Orion, MI 48362

Listed Owner (Online Records):

LAKE ORION DOWNTOWN DEVELOPMENT AUTHORITY

Tax Lot # or other Identifiers:

0911228020

Jurisdiction:

Oakland County, MI

HOA:

NO

WUI:

NO

Lot Size/Acreage:

4.12 Acres

Utilities:

Water: TBD

Sewer: TBD

II. Zoning Standards

Zoning: DC – Downtown Center (Commercial)

Uses Allowed:

1. Any retail business whose principal activity is the sale or rental of merchandise within a completely enclosed building.
2. Music, art, dance, or photography studios or galleries.
3. Business service establishments performing services on the premises, such as computer, office machine and typewriter repair, copying and printing.
4. Banks, credit unions, and other financial institutions.
5. Grocery stores, convenience stores, meat markets, bakeries, and other similar establishments.
6. Offices, including medical and dental, business, professional and governmental.
7. Standard restaurants and carry-out restaurants, including coffee shops, with or without outdoor seating areas
8. Attached single-family or multiple-family dwelling units

Lot Coverage/Density (Allowable):

Maximum first floor area per building: 20,000 sq. ft

Setbacks:

Front: 10'

Side: 10'

Side Street: 10'

Rear: 0'

Building Height:

36' Max

Overlay Zones/Boundaries:

Contacts:

[Gage Belko](#)

Planning and Zoning Coordinator

(248) 693-8391 ext. 107

[Barbara Rice](#)

Office Coordinator

(248) 693-8391 ext. 105

III. Building Standards

Applicable Codes:

- [2015 Michigan Residential Code](#)
- [2021 Michigan Building Code](#)
- [2021 Michigan Plumbing Code](#)
- [2021 Michigan Mechanical Code](#)
- [2023 Michigan Electrical Code](#)

Energy Efficiency Requirements (Climate Zone **5B):**

Fenestration: U-0.032

Skylight U-Factor:

Glazed Fenestration SHGC:

Ceiling R-Value: R-49

Walls – Wood framed: R-13

Floor: R-30

Slab: R-15 2'

Forced Air Ducts:

Structural Design Criteria:

Snow Load: 35

IV. Permitting Requirements:

No construction may commence until permits, as applicable to the project, are secured from the appropriate agencies. Such permits include, but are not limited to the following:

- Village of Lake Orion
- Michigan Department of Environment, Great Lakes and Energy (EGLE) Water Main (Act 399)
- Michigan Department of Environment, Great Lakes and Energy (EGLE) Sanitary Sewer (Part 41)
- Oakland County Water Resources Commissioner
- Oakland County Water Resources Commissioner (Soil Erosion)
- Road Commission for Oakland County:
- National Pollutant Discharge Elimination System (NPDES) Notice of Coverage from Michigan Department of Environmental Quality
- Michigan Department of Environment, Great Lakes and Energy (EGLE) (Part 301, Part 303, and Part 31)
- Michigan Department of Transportation

V. Links and Contacts:

Oakland County MI GIS Map:

<https://app.regrid.com/us/mi/oakland#>

Village of Lake Orion Planning & Development:

<https://www.lakeorion.org/planning-zoning-building>

Village of Lake Orion Zoning Ordinance:

<https://www.lakeorion.org/media/2061>

VI. Notes:

Construction Plans shall include the following sheets (when applicable) and the order shall generally be maintained as indicated:

- (a) Cover Sheet
- (b) Site Plan / General Plan
- (c) General Notes
- (d) Existing Conditions (Topographic and Boundary Survey)
- (e) Soil Erosion and Sediment Control Plans
- (f) Demolition Plans
- (g) Overall Grading Plans
- (h) Detailed Grading Plans
- (i) Sanitary Sewer and Water Main Plan and Profile Sheets (including basis of design)
- (j) Road and Storm Sewer Plan and Profile Sheets
- (k) Detention Area Plan and Sections with Calculations
- (l) Drainage Area Map and Storm Sewer Calculations
- (m) Traffic Staging / Signing
- (n) Soil Boring Data Sheets
- (o) Detail and Note Sheets (Project Specific)
- (p) Landscape Plans and Details (
- q) Village Standard Details