

ARTICLE X

SP, SPECIAL PURPOSE DISTRICTS

PREAMBLE

The SP Special Purpose Districts are established to provide for uses which cater to the general public or are characterized by large volumes of vehicular traffic, they require substantially large sites, or they are unique uses which do not readily fit into any other use district.

SECTION 1000. SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and City of Auburn Hills:

1. Hospitals, provided the following conditions are met:
 - A. All such hospitals shall be developed only on sites of at least five (5) acres in area.
 - B. The proposed site shall have at least one (1) property line abutting a major thoroughfare of at least one hundred and twenty (120) feet in existing or proposed right-of-way as indicated on the current Major Thoroughfare Plan of the City of Auburn Hills.
 - C. The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least one hundred (100) feet for front, rear, and side yards for all two (2) story structures. For every story above two (2), the minimum yard distance shall be increased by at least twenty (20) feet.
 - D. Ambulance and delivery areas shall be obscured from all residential view with an obscuring wall, berm or greenbelt in accordance with Section 1808. Ingress and egress to the site shall be directly from a major thoroughfare.
 - E. All ingress and egress to the off-street parking area for guests, employees, staff, or other users of the facility, shall be directly from a major thoroughfare.
2. Convalescent homes, provided the following conditions are met:
 - A. Each convalescent home shall be located on a parcel of property no less than three (3) acres in site size (net).
 - B. Each home shall have all ingress and egress to the facility directly from a planned major thoroughfare with an existing or proposed right-of-way of not less than one hundred (100) feet.
 - C. Each unit shall be a minimum of three hundred (300) square feet in floor area.
 - D. Each development shall have a maximum coverage of all buildings on the site of no more than thirty (30) percent of the net site area. Unit density shall not exceed twenty (20) units per acre.
 - E. Buildings may exceed two (2) stories or twenty-five (25) feet in height, provided that minimum setback requirements shall be increased by one (1) foot for each one (1) foot in height of the building over two (2) stories.
 - F. Front yard setbacks shall be a minimum of forty (40) feet. Side and rear yard setbacks shall be a minimum of thirty (30) feet.
 - G. Each facility shall provide on site a minimum of one (1) parking space for every four (4) beds within the facility at maximum occupancy, plus one (1) space for each one (1) employee.
 - H. Each facility shall provide as part of the entire development a minimum of one thousand (1,000) square feet of open space for every one (1) bed at maximum capacity, of which four hundred (400) square feet must be kept in approved landscaping.
 - I. No portion of a building face shall exceed two hundred (200) feet in length, except after the provision of a horizontal building face offset of at least thirty (30) feet in depth. With such an offset the maximum building length can be increased to four hundred (400) feet.

Building elements in excess of two hundred (200) feet in length can further be interconnected by a building element having a minimum width of fifty (50) feet, which also varies by a minimum of one (1) story in height from the building elements on either side. In conjunction with these standards, the total building complex can have no elevation exceeding six hundred (600) feet in length.

- J. In all convalescent home projects where fifty (50) or more units may be developed on a total parcel, or as part of a total complex, a main collector service drive with a width of at least twenty-four (24) feet back-of-curb to back-of-curb with a four (4) foot wide walkway along one (1) side (total width of five (5) feet) may be required by the City Council and, if required, shall be built according to current City standards for collector thoroughfares. Easements for private collector thoroughfares shall also be provided to the City of Auburn Hills. All such interior dedicated rights-of-way or easements may be utilized for density computations.
3. Senior citizen congregate care living facilities, and independent housing for the elderly facilities, provided the following conditions are met:
 - A. Each project shall be located on a parcel of property no less than three (3) acres in site size (net).
 - B. Each project shall have all means of ingress and egress to the site directly from a planned major thoroughfare with an existing or proposed right-of-way of not less than one hundred (100) feet.
 - C. In independent housing for the elderly facilities all efficiency and one (1) bedroom units shall be a minimum of five hundred and fifty (550) square feet, and all two (2) bedroom units shall be a minimum of eight hundred (800) square feet. No unit with more than two (2) bedrooms shall be allowed.
 - D. The maximum coverage of all buildings on each site shall total no more than thirty (30) percent of the net site area. Unit density shall not exceed twenty (20) units per acre.
 - E. Buildings may exceed two (2) stories or twenty-five (25) feet in height, provided the minimum setback requirements shall be increased by one (1) foot for each one (1) foot in height of the building over two (2) stories.
 - F. Front yard setbacks shall be a minimum of fifty (50) feet. Side and rear yard setbacks must be a minimum of thirty (30) feet.
 - G. Each independent or congregate housing for the elderly project shall provide on site a minimum of one-half (1/2) parking space for each one (1) unit, plus one (1) space for each one (1) employee.
 - H. Each project shall provide as part of the entire development a minimum of one thousand five hundred (1,500) square feet of open space for each one (1) unit, of which six hundred (600) square feet must be kept in approved landscaped areas.
 - I. No portion of a building face shall exceed two hundred (200) feet in length, except after the provision of a horizontal building face offset of at least thirty (30) feet in depth. With such an offset, the maximum building length can be increased to four hundred (400) feet. Building elements in excess of two hundred (200) feet in length can further be interconnected by a building element having a minimum width of fifty (50) feet, which also varies by a minimum of one (1) story in height from the building elements on either side. In conjunction with these standards, the total building complex can have no elevation exceeding six hundred (600) feet in length.
 - J. In all congregate care developments where fifty (50) or more units may be developed on a total parcel, or as a part of a total complex, a main collector service drive with a width of at least twenty-four (24) feet back-of-curb to back-of-curb with a four (4) foot wide walkway along one (1) side (total width of five (5) feet) may be required by the City Council and, if required, shall be built according to current City standards for collector thoroughfares. Easements for private collector thoroughfares shall also be provided to the City of Auburn Hills. All such interior dedicated rights-of-way or easements may be utilized for density computations.

4. U.S. Department of Housing and Urban Development, Section 202 Housing Facilities, provided the following conditions are met:
 - A. Each project shall be located on a parcel of property no less than three (3) acres in site size (net).
 - B. Each project shall have all ingress and egress to the facility directly from a planned major thoroughfare with an existing or proposed right-of-way of not less than one hundred (100) feet.
 - C. All units shall be a minimum of five hundred and thirty-five (535) square feet.
 - D. The maximum coverage of all buildings on each site shall total not more than forty (40) percent of the net site area. Unit density shall not exceed thirty (30) units per acre.
 - E. Buildings may exceed two (2) stories or twenty-five (25) feet in height, provided that minimum setback requirements shall be increased by one (1) foot for each one (1) foot in height of the building over two (2) stories.
 - F. Front yard setbacks shall be a minimum of fifty (50) feet. Side and rear yard setbacks must be a minimum of thirty (30) feet.
 - G. Each project shall provide on site a minimum of one (1) parking space for each one (1) unit, plus one (1) space for each one (1) employee.
 - H. Each project shall provide as part of the entire development a minimum of one thousand five hundred (1,500) square feet of open space for each one (1) unit of which six hundred (600) square feet must be kept in approved landscaped areas.
 - I. The maximum length of any building along any one (1) facade shall be no more than two hundred fifty (250) feet.
 - J. In all developments where fifty (50) or more units may be developed on a total parcel, or as a part of a total complex, a main collector service drive with a width of at least twenty-four (24) feet back-of-curb to back-of-curb with a four (4) foot wide walkway along one (1) side (total width of five (5) feet) may be required by the City Council and, if required, shall be built according to current City standards for collector thoroughfares. Easements for private collector thoroughfares shall also be provided to the City of Auburn Hills. All such interior dedicated rights-of-way or easements may be utilized for density computations.
5. Golf courses and ski areas which may or may not be operated for profit, but specifically excluding miniature golf courses or golf driving ranges as the main use, providing the following conditions are met:
 - A. Any use developed herein, and requiring a structure, shall have such structure so located on the site as not to be closer than two hundred (200) feet from the lot line of any adjacent residential land.
 - B. All ingress and egress from the site shall be directly onto a major thoroughfare having an existing or proposed right-of-way of at least one hundred and twenty (120) feet.
 - C. Parking areas, and ingress and egress, shall be so located as to not become a nuisance to any adjacent residential area.
6. Outdoor recreational centers, provided the following conditions are met:
 - A. The proposed site shall have one property line abutting a major thoroughfare of at least eighty-six (86) feet, and the site shall be so planned as to provide ingress and egress directly onto said thoroughfare.
 - B. Front, side and rear yards shall be at least eighty (80) feet wide and shall be landscaped in trees, shrubs, grass and terrace areas. All such landscaping shall be maintained in a healthy condition.
 - C. Whenever a swimming pool is involved, said pool shall be provided with a protective fence six (6) feet in height, and entry shall be provided by means of a controlled gate or turnstile.
7. Public stables, private stables, riding academies, and hunt clubs, provided the following conditions are met:
 - A. The above uses may be permitted on parcels of land that are at least thirty (30) contiguous acres or more in area.
 - B. Bridle paths, and all other riding areas, shall be within the confines of the proposed property.

- C. The stable shall be so situated on the site as to be at least three hundred (300) feet from abutting parcels or lots.
 - D. The paddock, or instruction area, shall be at least four hundred (400) feet from any abutting parcels or lots.
 - E. Ingress and egress to the stable area shall be provided solely through the subject parcel, which shall abut a public right-of-way.
 - F. Adequate off-street parking facilities shall be provided on the site, located at least one hundred (100) feet from the perimeter of the site.
 - G. Pastures and other areas designed for the purpose of feeding horses shall be confined to the site and located at least one hundred (100) feet from the perimeter of the site.
 - H. Manure shall be kept in tightly covered boxes and shall be regularly sprayed or limed so as to control flies and other insects.
 - I. Floodlights or any other source of artificial lighting provided to facilitate night riding activities shall be properly shielded or directed away from residences or abutting properties and shall meet the requirements of Section 1810.
8. Colleges, universities and other such institutions of higher learning, both public and private, offering courses in general, technical, or religious education, all subject to the following conditions:
- A. Any use permitted herein shall be developed only on sites of at least forty (40) acres in area.
 - B. All ingress and egress from said site shall be directly onto a major or secondary thoroughfare as shown on the Major Thoroughfare Plan of the City of Auburn Hills.
 - C. No building, other than a structure for one (1) family residential purposes, shall be closer than seventy-five (75) feet to any property line.
9. Freestanding sports stadiums or arenas that do not include ancillary activities such as hotels, motels, or offices, provided the following conditions are met:
- A. All freestanding sports stadiums or arenas shall be located on parcels capable of providing paved parking for minimum of two thousand five hundred (2,500) spectator vehicles.
 - B. All sites shall have direct access to major thoroughfares of at least one hundred and twenty (120) feet in existing or proposed right-of-way.
10. Utility and public service facilities and uses, but not including storage yards, such as gas regulator stations and electrical substations only when operating requirements necessitate the locating of such facilities within the District in order to serve the immediate vicinity.
11. Private clubs, fraternal organizations and lodge halls provided that the following conditions are met:
- A. All sites shall have direct access to collector thoroughfares of at least eight-six (86) feet in existing or proposed right-of-way, or a major thoroughfare existing or proposed to be one hundred and twenty (120) feet.
 - B. All such uses shall have a minimum area of at least one (1) acre.
 - C. Hours of operation shall be approved by the City Council after Planning Commission recommendation.
12. Overnight camping facilities for tents, campers, and travel trailers shall be allowed provided the following conditions are met:
- A. There will be no permanent storage of tents, campers, or travel trailers; and mobile home units shall not be allowed in the development.
 - B. Sanitary facilities must meet the minimum requirements of the Oakland County Health Department or any other responsible health agency.
 - C. Any commercial facility in the development must meet the minimum requirements of Section 1700 of the B-2 General Business Districts.
 - D. Minimum site for overnight camping facilities shall be twenty (20) contiguous acres.
13. Airports, landing fields, landing platforms, hangars, masts, Vertical Take-Off and Landing (VTOL) fields, heliports, and other facilities for the operation of aircraft subject to the Special Land Use requirements of the I Districts and Federal Aviation Administration approval.

14. Any use normally allowed in the B-1 and B-2 Business Districts may be included as a Special Land Use in the SP Special Purpose District when such use would be clearly incidental to the main use.
15. Television and radio towers may be permitted providing self-supporting towers over three hundred (300) feet and guyed towers are set back from all property boundaries a distance of at least one-half the height of the tower. Self-supporting towers under three hundred (300) feet must meet the one (1) story building setback provisions of the district.
16. Farms, except livestock, when on parcels totaling five (5) acres or more. The keeping of a horse may be permitted, and shall require at least two (2) acres for the first horse, plus one (1) acre for each additional horse. In no instance shall the keeping of a horse be allowed in subdivisions on platted lots of less than two (2) acres.
17. Churches and places of worship.
18. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
19. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

(Amended: 5-15-06 per Ordinance No. 779)

SECTION 1001. AREA AND BULK REQUIREMENTS:

See Article XVII, Schedule of Regulations, limiting the height and bulk of buildings.