

ARTICLE 10A
OS OFFICE SERVICE DISTRICT

SECTION 10A.01 STATEMENT OF PURPOSE

This OS Office Service zoning district is intended to accommodate various types of office uses performing administrative, professional and personal services. These uses can serve as a transitional use between more intensive land uses such as commercial districts or major thoroughfares and less intensive land uses such as single family districts. It is also intended to allow for users which do not generate large volumes of traffic, traffic congestion or parking problems.

SECTION 10A.02 PRINCIPAL PERMITTED USES

In the OS District, no uses shall be permitted unless otherwise provided in this ordinance except the following:

- A. Office buildings and uses when goods or wares are not commercially created, exchanged or sold.
- B. Public buildings and uses; public utility buildings but not including storage yards.
- C. Business and private schools operated for a profit completely within an enclosed building.
- D. Photographic studios.
- E. Funeral Homes.
- F. Insurance offices, brokerage house and real estate offices.
- G. Accessory buildings and uses customarily incidental to the above Principal Permitted Uses.
- H. Off-street parking and loading in accordance with the requirements of Section 15.01.

SECTION 10A.03 USES SUBJECT TO SPECIAL USE PERMIT

The following uses are subject to the conditions hereinafter imposed and subject further to Section Article 17:

- A. Office Complexes (two or more structures) exceeding 30,000 (thirty thousand) square feet in floor area.
 - 1. Exterior walls of opposite or adjacent buildings shall be located no closer than one and one half (1.5) times the height of the higher building wall, but in no case closer than fifty (50) feet.
 - 2. Buildings shall be so located and arranged that all structures have access to emergency vehicles.
 - 3. Maximum lot coverage shall not exceed sixty percent (60%), including accessory uses and structures.
 - 4. The ratio of total floor area to lot area shall not exceed one (1).
- B. Medical and Dental Clinics.

1. Minimum lot size shall be 40,000 (forty thousand) square feet.
 2. Maximum lot coverage shall not exceed thirty-five percent (35%), including accessory uses and structures.
- C. Private service clubs, fraternal organizations, and lodge halls.
 1. At least one property line shall abut a collector street, private road or major thoroughfare.
 2. Retail sales of food and beverages may be permitted to members and guests only and there shall be no externally visible sign of commercial activity.

SECTION 10A.04 DISTRICT PROVISIONS

- A. Greenbelts of approved materials as listed in Section 13.36 shall be provided on any side and rear yards abutting any residential districts.
- B. Any use established in the OS, Office Service District after the effective date of this ordinance shall be operated so as to comply with the performance standards set forth hereinafter in Section 13.35, General Provisions.
- C. Any use established in the OS, Office Service District shall be operated so as to comply with the sewage standard as set forth in Section 13.03, General Provisions.
- D. Adjoining parking lots shall provide for a two-way common drive between parking lots.
- E. Safe ingress and egress to the site shall be required, which may require deceleration lanes and/or center turn lanes.
- F. Signs shall be placed so as to be inoffensive and not disruptive to traffic in accordance with Ordinance Section 13.26.
- G. Permitted uses and uses subject to Special Use Permit uses shall be located in such a way as:
 - 1) to establish few points of ingress and egress along a public highway,
 - 2) to encourage common parking areas,
 - 3) to maximize land development of modern centers and the creation of an attractive commercial district,
 - 4) to encourage access drives between adjacent commercial or office uses,
 - 5) to facilitate future building expansion in a like manner.
- H. Changes in water quality and quantity by site discharge and run-off shall be mitigated on site unless public facilities are available.
- I. The site shall be established and maintained with landscaping, consistent with the natural site qualities, functional needs and neighborhood standards.
- J. Outside trash storage shall be in covered containers within screened areas.

SECTION 10A.05. FRONTAGE, AREA, HEIGHT, AND PLACEMENT REQUIREMENTS

The following dimension restrictions apply to uses in the OS, Office Service District:

A. Setbacks:

Front - 75 feet*

Side abutting residential district - 30 feet

Side abutting other districts - 15 feet

Rear abutting residential district - 50 feet

Rear abutting other districts - 25 feet

B. Maximum building height - 40 feet

C. Minimum road frontage - 100 feet

*For those uses locating along M-59, the setback shall be determined from any officially proposed right-of-way. The front setback may be used for marginal access drives and street parking. A ten (10) foot landscaped strip shall be provided and maintained between the edge of the existing or proposed right-of-way and the pavement.

Amended 02/02/95 Effective 02/08/95

SECTION 10A.06 SITE PLAN APPROVAL

For permitted use and use subject to special use permit, a site plan shall be submitted in accordance with Article 19.

Adopted 04/18/91 Effective 04/24/91