

ARTICLE 7.08 - OS-1 OFFICE SERVICE DISTRICTS

A. INTENT:

The OS-1 Office Service Districts are designed to accommodate uses such as offices, banks and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.

B. PRINCIPAL USES PERMITTED:

In an Office Service District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales.
2. Medical office, including clinics.
3. Facilities for human care such as hospitals, sanitariums, rest and convalescent homes.
4. Banks, credit unions, saving and loan association, and similar uses; drive-thru facilities as an accessory use only.

EFFECTIVE DATE OF AMENDMENT: November 30, 2006.

5. Personal service establishments including barber shops, beauty shops and health salons.
6. Off-street parking lots.
7. Churches.
8. Other uses similar to the above uses.
9. Accessory structures and uses customarily incident to the above permitted uses.
10. Garage sales in accord with the provisions of ARTICLE 7.17, Section S.

C. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses may be permitted by the Planning Commission subject to the conditions hereinafter imposed for each use including the review and approval of the site plan by the Planning Commission, and subject further to public notification and hearing held in accord with ARTICLE 7.18, Section 1.

1. An accessory use customarily related to a principal use authorized under this section, such as but not limited to: a pharmacy or apothecary shop, including drive-thru pharmacy service, stores limited to corrective garments or bandages, or optical service, may be permitted.

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2. Mortuary establishments. The site plan shall provide for adequate off-street assembly area for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the building of mortuary establishments.
3. Public utility and service buildings and uses including telephone exchange buildings (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.
4. Child care centers shall be permitted as a principal or accessory use subject to the following conditions:
 - a. Such uses shall be duly licensed by the State of Michigan Department of Social Services pursuant to Act 116 of 1973 as amended.
 - b. For each child, a minimum of 50 square feet of indoor activity space shall be provided. Indoor activity space shall exclude hallways, bathrooms, reception and office areas, kitchens, storage areas and cloakrooms, areas used exclusively for resting, sleeping or eating.
 - c. A minimum of 1,200 square feet of safe outdoor play area shall be provided in the rear yard.
 - d. All outdoor play areas shall be enclosed with a fence of no less than four (4) feet and no more than six (6) feet in height capable of containing the children within the play area.
 - e. A minimum of one parking space per employee plus one for every 10 children permitted at maximum occupancy shall be provided.

EFFECTIVE DATE OF SECTION 4: May 24, 1989

D. REQUIRED CONDITIONS:

1. No interior display shall be visible from the exterior of the building.
2. The outdoor storage of goods or material shall be prohibited.
3. Warehousing or indoor storage of goods or material, beyond that normally incident to the above permitted uses, shall be prohibited.

E. AREA AND BULK REQUIREMENTS:

See 7.15, SCHEDULE OF REGULATIONS, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements