

## **ARTICLE XIV**

### **OS-1 OFFICE SERVICE DISTRICT**

#### **14.0 STATEMENT OF PURPOSE**

The OS-1 District is designed to accommodate various types of office uses performing administrative, professional and personal services. These are typically small office buildings, which can serve as a transitional use between the more intensive uses of land such as major thoroughfares and/or commercial districts and the less intensive uses of land such as single-family residential development. This district is specifically intended to prohibit commercial establishments of a retail nature or other activities, which require constant short-term parking.

#### **14.1 PRINCIPAL PERMITTED USES:**

In an OS-1 Office Service District, no building or land shall be used and no building shall be erected except for no more than one (1) of the following specified uses:

- A. Single family and two family dwellings.
- B. Executive, administrative and professional offices.
- C. Banks and similar financial institutions.
- D. Government office buildings and public utility offices, but not including storage yards.
- E. Photographic studios and interior decorating studios.
- F. Establishments, which perform personal services on the premises, such as: beauty parlors and barbershops. Uses such as aerobic studios and sun tan salons are prohibited.
- G. Mortuaries and funeral homes.
- H. Group day care or family day care homes when operated in owner occupied single-family dwellings in conjunction with proper licensing and in conformance with State Law and Regulations.
- I. Public Schools.
- J. Billboards. (Subject to 14.8 below)

#### **14.2 ACCESSORY USES**

- A. Off-street parking lots.
- B. Accessory buildings or uses customarily incidental to any of the above permitted uses.

### **14.3 SPECIAL USES (Subject to Article XIX)**

- A. Any two (2) uses listed above as Principal Uses or below as Special Uses.
- B. Churches, private schools, libraries and community halls.
- C. One, two and multiple family residential dwelling units on the upper floors of existing office or service establishments provided that:
  - 1. Dwelling units shall not be located below the second floor.
  - 2. A minimum floor area of 500 square feet for a one-bedroom efficiency shall be provided. For each additional bedroom, an additional 100 square feet of floor area shall be provided.
- D. Veterinary clinics and hospitals provided all activities are conducted within a totally and permanently enclosed building
- E. Medical offices, including clinics, medical laboratories, birthing centers and medical equipment sales.
- F. Facilities for human care, such as sanitariums, convalescent and nursing homes, but not including hospitals.
- G. Private social clubs and fraternal clubs.

### **14.4 SITE PLAN REVIEW**

For all principal uses, except single and two-family dwellings, and accessory uses, a site plan shall be submitted in accordance with Article XVIII.

### **14.5 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS**

Front Yard	None
Side Yards	Side abutting a residential district ? 5 feet for buildings and parking and loading areas. Side abutting all other districts ? 0 feet
Rear Yards	Where rear abuts a residential district and the distances are not separated by an alley or street ? 10 feet
Lot Coverage	75%
Building Height	2 ? stories or 35? , whichever is less
Minimum Lot Area	8,000 square feet
Minimum Lot Width	66?
Minimum Floor Area	For mixed uses, second floor dwelling unit ? 500 square feet All other uses - None

- A. Accessory building shall not be erected in any required yard, except a rear yard.
- B. No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than five (5) feet to any side or rear lot line.
- C. No detached accessory building shall exceed one (1) story or fourteen (14) feet in height.
- D. When an accessory building is located on a corner lot, the rear yard shall be the yard opposite the street address front yard. In no instance shall an accessory building be located nearer than twenty (20) feet to a side yard street right-of-way line.
- E. When an accessory building in any Residence, Business or Office District is intended for other than the storage of private motor vehicles, the accessory use shall be subject to the approval of the Planning Commission. Accessory buildings with a floor area of one hundred (120) square feet or less shall not be subject to Planning Commission review.

#### **14.6 OFF STREET PARKING**

Off-street parking for one (1) and two (2) family dwellings and any driveway accessing such parking shall be paved with concrete or bituminous material in a manner which is adequate to prevent washout from obstructing storm sewers and catch basins, and in a manner which is adequate to provide safe access to the dwellings in question. The off-street parking areas for one (1) and two (2) family dwellings and for any driveway accessing them shall be a minimum of eight (8) feet in width for their entire length and shall at a minimum extend between the public or private right-of-way and the required front setback line on each lot. Within any required street front or side yard no driveway may exceed twelve (12) feet in width for each garage parking stall facing the street within twenty (20) feet of the required front setback line. In no case shall the driveway width exceed twenty-six feet in width between the right-of-way line and the curb or road shoulder.

#### **14.7 MINIMUM LANDSCAPE AND SCREEING REQUIREMENTS**

For permitted and special uses, 15% of the site shall be in landscaped open space with one (1) evergreen tree or shrub for every 1,000 square feet or portion thereof plus one (1) small or large deciduous tree for every 2,000 square feet or portion thereof. (Plant materials existing on site prior to development may be included as part of the requirement). Thirty (30) percent of the required open space shall be between the roadway and the building. Buildings on corner lots shall have 60% of the required open space between the building and the roadway. Whenever feasible, a portion of the landscaping shall be placed adjacent to the building(s).

#### **14.8 REGULATION OF BILLBOARDS**

Billboards may be erected adjacent to M-89, provided that they must meet all of the following conditions. For purposes of these conditions, double-faced billboards (i.e. structures with back-to-back faces containing or able to contain advertising) and V-shaped billboards having only one face visible to traffic proceeding from any given direction on a Street shall be considered as one

(1) billboard. Otherwise, billboards having more than one (1) face, including billboards with tandem (side-by-side) or stacked (one-above-the-other) faces, shall be considered as multiple billboards and shall be prohibited in accordance with the minimum spacing requirements set forth below. A billboards surface display area containing or able to contain advertising shall be considered to be the billboards face(s).

- A. Not more than three (3) billboards may be located per linear mile of Street, regardless of the fact that such billboards may be located on different sides of the Street. The linear mile measurement shall not be limited to the City's boundaries if the particular Street extends beyond such boundaries.
- B. No billboard may be located within one thousand (1,000) feet of another billboard. The one thousand (1,000) feet measurement shall not be limited to the City's boundaries.
- C. No billboard may be located within two hundred (200) feet of any residential zoning district, of a pre-existing dwelling, of a pre-existing church or of a pre-existing school. If the billboard is illuminated, the required distance shall be increased to three hundred (300) feet.
- D. No billboard may be located closer than seventy-five (75) feet from a property line adjoining a street. No billboard may be located closer than ten (10) feet from any other property line of the lot on which the billboard is located.
- E. A billboards face may not exceed three hundred (300) square feet. Double-faced billboards and V-shaped billboards may have two (2) faces, but neither one may exceed three hundred (300) square feet.
- F. A billboards height may not exceed twenty (20) feet above the grade of the ground upon which the billboard sits, or above the grade of the abutting street, whichever is higher.
- G. No billboard may be placed on top of, cantilevered from or otherwise suspended above the roof of any building.
- H. A billboard may be illuminated, but only if such illumination is concentrated on the billboards face(s) and is located so as to avoid glare or reflection onto any portion of an adjacent street, the path of oncoming vehicles, or any adjacent lot. No rotating or oscillating beam, beacon, flashing illumination or intermittent lights may obscure or interfere with the effectiveness of an official traffic sign, signal or device.
- I. A billboard shall be securely anchored and otherwise adequately constructed in order to withstand all wind and vibration forces,

which can normally be expected to occur in the vicinity. A billboard shall be adequately maintained to assure its continued structural soundness and the continued readability of its message.

- J. A billboard adjacent to the interstate highway, freeway and primary highway systems of the State of Michigan, as such terms are defined in the Highway Advertising Act of 1972 (Michigan Public Act 106 of 1972, as amended), shall comply with all of the above requirements as well as the applicable regulations promulgated thereunder, as such provision and/or regulations may be amended from time to time.