

ARTICLE X

OS

OFFICE SERVICE DISTRICT

PURPOSE

To provide a district to accommodate office uses of an administrative, business, governmental or professional nature such as, but not limited to, dental and medical care and office-type services, or to serve as a transitional zone between Single Family Residential areas and areas of more intense use and/or major thoroughfares.

SEC. 10.1 PRINCIPAL PERMITTED USES

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. Medical and dental offices and clinics and other professional offices.
2. Administrative, executive and editorial offices.
3. Real estate and other general business offices, not including exhibiting or storing of products for sale.
4. Schools for arts and crafts, photography and studios for music or dancing.
5. Mortuaries, provided that they do not meet the definition of “large scale institutional uses,” and further are subject to the following requirements:
 - (a) Adequate off-street vehicle assembly space shall be provided for funeral processions and similar activities. This space shall be required in addition to the required off-street parking and loading areas, except where the Planning Commission determines that an alternative arrangement will be adequate to serve the proposed activities.
 - (b) All loading and unloading areas shall be adequately screened from adjacent residential districts or uses and street rights-of-way.
 - (c) A caretaker’s residence may be permitted as an accessory use to a mortuary or funeral home, provided that:
 - 1) The caretaker’s residence shall be contained within the mortuary building or may be provided in an accessory building after review and approval by the Planning Commission.

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- 2) The caretaker’s residence shall be constructed in accordance with the adopted building code, and provided with plumbing, heating, bathroom, and kitchen facilities.
 - 3) In no case shall the caretaker’s residence be used as a permanent single-family dwelling by anyone other than a watchman or caretaker.
6. Public schools offering courses in general education provided that such facilities do not meet the definition of “large scale institutional uses” subject to the following requirements:
- (a) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets.
 - (b) All schools shall be licensed by the State of Michigan. Documentation shall be provided by the proprietor relative to such facility’s ability to obtain a license.
7. Accessory structures and uses customarily incidental to the above permitted uses, subject to the standards of this Article, including restrictions on accessory warehousing and storage as specified in Section 10.3, Development Requirements.

SEC. 10.2 SPECIAL LAND USES

The following uses shall be considered special land uses in this district and shall be permitted only after review and approval by the Planning Commission in accordance with the procedure and standards as found in Section 2.7 of this Ordinance and further subject to the requirements listed below:

- 1. Any other office/service use not specified as a principal permitted use which the Planning Commission finds not to be inconsistent with the purposes of this Article and will not impair the present or potential use of adjacent properties.
- 2. Banks and financial institutions.
- 3. Commercial, medical and dental laboratories, not including the manufacturing of pharmaceutical or other products for general sale or distribution.
- 4. Veterinary offices and clinics subject to the requirements of Section 28.72.
- 5. Municipal facilities including park and ride facilities, libraries, community buildings and municipal parks and playgrounds. If such facilities are large scale institutional uses as defined herein, they shall also be subject to the conditions of Section 28.63.
- 6. Nursing and convalescent homes, subject to the following conditions, provided that such facilities do not meet the definition of “large-scale institutional uses.”

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- (a) All vehicular access to the site shall be from a paved collector or primary road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets. Adequate ingress, egress and circulation shall be provided. Vehicles must be able to easily circulate within and through the site to a designated pick-up/drop-off area without impeding circulation on the site or traffic on nearby roads.
 - (b) Adequate outdoor open space, in a park-like setting, shall be provided for use by the residents.
 - (c) Sidewalks shall be provided from the main building entrance(s) to sidewalks along adjacent public or private streets.
 - (d) All facilities shall be licensed by the State of Michigan, and shall be constructed, maintained, and operated in conformance with applicable state and federal laws.
7. Child care centers, as licensed by the State of Michigan, subject to the standards of Section 28.64.
8. Churches, temples and similar places of worship, and other facilities incidental thereto, provided that the uses do not meet the definition of “large-scale institutional uses” or “large scale churches,” and subject to the following conditions:
- (a) Buildings may exceed the maximum building height permitted in Article 20, Schedule of Regulations, where permitted by Section 28.23, Height Exceptions.
 - (b) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may permit secondary access from local streets.
 - (c) Continuous screening shall be provided wherever such use is located adjacent to a single-family residential district or use, in accordance with Section 26.11, Methods of Screening.
9. Charter and private schools, including parochial, elementary, intermediate and/or secondary schools (excluding child care or day care facilities provided for in Section 28.64) offering courses in general education, subject to the following conditions. Public, charter and private schools that meet the definition of “large scale institutional uses” shall also be subject to the conditions specified in Sections 28.63.
- (a) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets.
 - (b) All schools shall be licensed by the State of Michigan. Documentation shall be provided by the proprietor relative to such facility’s ability to obtain a license.

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10. Hospitals provided that such facilities do not meet the definition of “large-scale institutional uses” and subject to the following conditions:
 - (a) Hospital sites shall have a minimum gross land area of ten (10) acres.
 - (b) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets. Adequate ingress, egress and circulation shall be provided. Vehicles must be able to easily circulate within and through the site to a designated pick-up/drop-off area without impeding circulation on the site or traffic on nearby roads.
 - (c) Minimum setback distances for any two (2) story main or accessory building shall be at least one hundred (100) feet from all property lines or street setback lines. The minimum setback distances shall be increased by twenty (20) feet for each additional story, provided that no such building shall exceed six (6) stories in height.
 - (d) Ambulance and emergency entrance areas shall be screened from adjacent residential districts and uses a six (6) foot decorative masonry wall or other method deemed appropriate by the Planning Commission.
 - (e) Hospitals shall be constructed, maintained, and operated in conformance with applicable state and federal laws and regulations.
11. Public utility transformer stations, substations and gas regulator stations without service or storage yards shall comply with the requirements of Section 26.12, Areas Requiring Screening and/or Buffering, and shall provide a front yard setback of not less than fifty (50) feet, and two (2) side yards and a rear yard of not be less than twenty five (25) feet each.
12. Massage therapy clinics subject to the following requirements:
 - (a) Hospitals, sanitariums, nursing homes, medical clinics, wellness centers, health clubs, tanning salons gyms and offices of physicians, surgeons, chiropractors, osteopaths, psychologists, clinical social workers or family counselors who are licensed to practice in the state shall be permitted to provide massage therapy services as an accessory use within the principal building.
 - (b) Adult use or sexually-oriented business activities shall be prohibited.

SEC. 10.2A (Added 3/14/10) USES SPECIFICALLY PROHIBITED:

No building or land shall be used and no building shall be erected for any use which would be in violation of any State or Federal Law.

SEC. 10.3 DEVELOPMENT REQUIREMENTS:

All principal permitted uses and special land uses in the OS Office Service District shall comply with all applicable requirements of this Ordinance, including but not limited to the following:

1. Site plan and development approval for all uses as specified in Article 29 of this Ordinance.
2. Off-street parking for all uses, as specified in Article 24 of this Ordinance.

3. Off-street loading and unloading for all uses, as specified in Article 24 of this Ordinance.
4. Landscaping, screening and land use buffers for all uses, as specified in Article 26 of this Ordinance.
5. Signs, as specified in Article 25 of this Ordinance.
6. Special Provisions, as specified in Article 28 of this Ordinance.
7. Height, area, lot coverage and yard regulations, as specified in Article 20 of this Ordinance.
8. The following specific requirements shall apply within an OS Office Service District:
 - (a) Yard Grading and Drainage, as specified in Section 28.15 of this Ordinance.
 - (b) All structures shall be readily accessible by fire and emergency vehicles and shall comply with the Township Fire Prevention Ordinance.
 - (c) Sidewalks shall be provided as specified in Section 28.16 of this Ordinance.
 - (d) Lighting shall comply with the standards as specified in Section 28.8, Exterior Lighting.
 - (e) The method of trash pick up shall be presented to the Planning Commission for approval. Dumpsters and similar waste receptacles shall be subject to the requirements of Section 28.9, Waste Receptacles.
 - (f) Underground utilities shall be provided as required under Section 28.10.
 - (g) Fencing. In all Office Service Districts it shall be unlawful for any person to build, repair or relocate fence without first having secured a Zoning Compliance and/or Building permit from the Department of Building and Code Enforcement. All fencing and/or screening walls required and approved by the Planning Commission as part of special land use and/or site plan approval shall be permitted.
 - 1) Protective or Security Fencing: Protective or security fencing shall be considered a structure enclosing a piece of land or separating contiguous land either in whole or part, serving the purpose of preventing intrusion onto or across a lot of record or any parcel or tract of unplatted land from without or straying from within. The following shall govern the height, location and placement of protective or security fencing:
 - a) Maximum Height: The maximum height of a protective or security fence shall be four (4) feet.

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- b) Material: Fences shall not be constructed of old or used material unless such material shall be reasonably sound in the judgment of the Department of Building and Code Enforcement. Fences shall not be made of or contain barbed wire, electric current or charges of electricity or sharp or pointed projections of any kind; provided if such fence is constructed of pickets, the pickets shall be made of not less than one (1) inch by three (3) inch material and shall have an angle at the top of not less than ninety (90) degrees. The fence shall comply with the requirements of the applicable requirements of the State Construction Code enforced by the Township. Cyclone fencing or cyclone fencing with plastic or other types of strips intertwined or otherwise attached to the fence shall be prohibited.
- c) Placement: No fence shall be built closer to the street than the front setback line applicable to the premises pursuant to the Article 20 Schedule of Regulations, provided no fence shall be built closer to the street than the established front building line along said street or in front of the principal building on the lot that is closest to the street setback.
- d) The Planning Commission may, at its discretion, permit alternative fence placements, heights or materials in keeping with the spirit and intent of this Ordinance and deemed necessary to provide adequate protection for the abutting properties.
- (h) Street trees shall be provided between the street or road pavement and sidewalk of all public right of ways.
- (i) All warehousing and storage of goods associated with permitted uses in the OS Office Service district shall be limited to that which is normally associated with the permitted use and/or shall be restricted to that amount necessary to support on-site operations of the principal use. There shall be no outside storage of goods, inventory, or equipment.
- (j) All exterior walls of every building hereafter erected, extended or whose exterior is structurally altered, which faces a street or which is adjacent to property zoned or used as residential shall be designed, treated and finished in a uniform manner consistent with the exterior of the front of the building. All such buildings shall comply with Section 28.14, Building Design Standards.
- (k) Mechanical equipment, including but not limited to transformers, telephone equipment boxes and HVAC units, shall be screened from view.