

ARTICLE XI

OS-ARC

OFFICE SERVICE – ANN ARBOR ROAD CORRIDOR DISTRICT

PURPOSE

Recognizing the importance of a viable Ann Arbor Road Corridor with well-planned and high quality development, and further recognizing that a unified approach is the most effective, the City of Plymouth and the Charter Township of Plymouth jointly established the Ann Arbor Road Corridor District (ARC). To maintain a consistent, attractive pattern of development and site improvements, the Office Service – Ann Arbor Road Corridor District (OS-ARC) Zoning District is hereby established to accommodate office uses of an administrative, business, governmental, administrative or professional nature on parcels within the Ann Arbor Road Corridor where all of the permitted uses in the ARC District would not be appropriate, and to serve as a transition zone between single-family residential areas and areas of more intensive use in the ARC District. To insure uniformity along the Ann Arbor Road Corridor, conserve property values and promote an attractive, well designed and functional environment, uses in the OS-ARC District shall be subject to the site development standards of the ARC District, such as dimensions for building and site development, parking, landscaping and signage, and the Ann Arbor Road streetscape improvement plans of the Township.

SEC. 11.1 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, 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.

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- (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.
 - 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 11.3, Development Requirements.

SEC. 11.2 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 consistent with the purposes of this Article, and which 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, provided such facilities do not meet the definition of “large-scale institutional uses.”
6. Nursing and convalescent homes subject to the following conditions, provided that such uses do not meet the definition of “large-scale institutional uses.”
 - (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. Commercial child care center , 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 offering courses in general education provided such uses do not meet the definition of ‘large scale institutional uses’ and subject to the following conditions:

- (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.
10. Hospitals subject to the following conditions, provided such uses do not meet the definition of "large-scale institutional uses."
- (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. 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.
12. 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, irrespective of the yard requirements of the district in which it is located, and two side yard and a rear yard setback of not less than twenty-five (25) feet in width.

SEC 11.2A (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. 11.3 DEVELOPMENT REQUIREMENTS

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

1. Site plan review and approval is required for all uses in accordance with the requirements of Article 29, Site Plan Review.
2. All uses in the OS-ARC District are subject to the requirements of Section 14.4, ARC Parking Requirements, Layout Standards, and Off-Street Loading and Unloading.
3. All uses in the OS-ARC District are subject to the requirements of Section 14.5, ARC Access Management and Driveway Standards.
4. All uses in the OS-ARC District are subject to the requirements of Section 14.6, ARC Landscaping Standards.
5. All uses in the OS-ARC District are subject to the requirements of Section 14.7, ARC Landscaping, Screening or Buffering Standards. For purposes of this section, the OS-ARC District shall meet the standards specified for the ARC District. Within the intent of the Ann Arbor Road Corridor District, the Planning Commission may approve landscaping, screening or buffering alternatives as it deems necessary to accommodate peculiar circumstances or unforeseen problems, or to carry out the spirit and intent of this Ordinance.
6. All uses in the OS-ARC District are subject to the requirements of Section 14.8, ARC Parking Area Screening Requirements.
7. All uses in the OS-ARC District are subject to the requirements of Section 14.9, ARC Parking Lot Landscaping Standards.
8. All uses in the OS-ARC District are subject to the requirements of Section 14.10, ARC Sign Standards.
9. Streetscape improvements shall be installed consistent with the requirements of Section 14.8, ARC Specific Landscape, Screening and Buffering Requirements.
10. Lighting shall comply with the standards as specified in Section 28.8, Exterior Lighting. The type of lighting shall be consistent with the objectives of the Ann Arbor Road Corridor District development standards.
11. Sidewalks shall be provided as required in Section 28.16 of this Ordinance.

12. 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.

13. Fences and Walls

All fencing or screening walls required or proposed shall be subject to approval by the Planning Commission as part of special use or site plan review. 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) Permit Required. In the OS-ARC District, it shall be unlawful for any person to build, repair or relocate a protective or security fence without first having secured a Zoning Compliance and/or Building permit from the Department of Building and Code Enforcement.
- (b) Maximum Height. The maximum height of a protective or security fence shall be four (4) feet.
- (c) Material. Fences shall not be constructed of old or used material unless such material shall be reasonably sound in the judgment of the Building Department. 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 inch by three inch (1" x 3") material and shall have an angle at the top of not less than ninety (90) degrees. The fence shall comply with 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.
- (d) Placement. No protective or security fence shall be built closer to the street than the front setback line applicable to the premises pursuant to Section 14.3, provided however, that 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.
- (e) 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.

14. All business, servicing, or processing shall be conducted entirely within a completely enclosed building.
15. All warehousing and storage of goods associated with permitted uses in the OS-ARC 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.
16. Commercially used or licensed vehicles used in the normal operation of a permitted use on the site may be parked in the rear only. This provision shall also apply to operable vehicles that are moved on and off of the site on a regular basis.
17. 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 further comply with Section 28.14, Building Design Standards.
18. Compliance with Section 28.5, Environmental Performance Requirements, is required for all uses.
19. Yard Grading and Drainage. All yard and open space areas in the OS-ARC District shall be graded consistent with the requirements of Section 28.15 of this Ordinance.
20. All structures shall be readily accessible by fire and emergency vehicles and shall comply with the Township's Fire Prevention Ordinance.