

Article 9

OSC Office Service Commercial District

Section 9.01 - Purpose

This district is intended to provide the necessary professional, administrative, personal, technical, and scientific offices and related services as the principal uses. Any sale of retail goods are intended to be only incidental to or normally accessory to such principal uses. Large office uses are intended to be located along State Highway M-99 and small office uses are intended to function as transition areas between commercial uses and residential uses in these districts.

Section 9.02 - Permitted Principal Uses

The following uses are permitted as long as they are conducted completely within a building or structure:

- A. Offices for professionally, commercially, technically, and scientifically skilled persons who provide a personal or commercial service.
- B. Medical and dental clinics and laboratories.
- C. General office buildings in which no manufacturing, trading, or selling of goods is conducted on site, except as otherwise provided in this Ordinance.
- D. Financial institutions.
- E. Educational and training facilities.
- F. Public, organizational, and institutional offices.
- G. Research laboratories provided that no heavy mechanical equipment is used in the normal operation of the laboratories and provided that the character of its research would not make it objectionable because of dust, smoke, glare, sound, odor, or vibration beyond the property lines of the site upon which they are located.

Section 9.03 - Permitted Accessory Uses

- A. Normal accessory uses to "Permitted Principal Uses".
- B. Incidental services provided for employees and visitors connected with the principal use, including child care centers, recreational and physical health facilities, swimming pools, conference, educational, library and meeting facilities, sales display facilities, and maintenance, storage, and repair facilities.
- C. Incidental commercial services that serve only the occupants and guests of the offices and have access only from inside or immediately adjacent to the building in which the occupants and guests are located, including restaurants, lunch counters, newstands, barber and beauty shops, banking facilities, overnight housing of guests, parking ramps, and emergency medical facilities.
- D. Customary home occupations in existing single family homes, as conditioned by Section 16.21.

Section 9.04 - Dimensional Requirements Except as Otherwise Specified in this Ordinance

- A. **Lot Area:** minimally adequate to accommodate all of the specific requirements for lot area coverage, off-street parking, yards, and setbacks from roads and highways and other requirements specified for particular uses in this Ordinance, except that the minimum lot size for principal uses along State Highway M-99 shall be 5 acres.
- B. **Lot Width:** minimally adequate to accommodate the building width, required yards, and off-street parking.
- C. **Lot Coverage:** maximum of 25% for all principal and accessory buildings.
- D. **Yard and Setback Requirements:**
 - 1. **Front Yard:** minimum of fifty (50) feet from all road or highway right-of-way lines.
 - 2. **Side Yards:** minimum of twenty (20) feet for one (1) side yard, but a minimum total of fifty (50) feet for both side yards.
 - 3. **Rear Yard:** minimum of fifty (50) feet.
- E. **Height Limitations:** maximum of forty (40) feet.
- F. **Locational Requirements:**
 - 1. The site shall have at least one (1) property line abutting a major road or highway arterial upon which it fronts and from which it has the most direct vehicular access.
 - 2. All vehicular ingress and egress shall be from an acceleration and deceleration lane connected to a frontage access road located parallel and adjacent to the major road or highway arterial upon which the site fronts and from which the site has the most direct vehicular access.
 - 3. No interior display of goods shall be visible from the interior to the exterior for direct commercial retail purposes designed to attract customers external to the principal use buildings and structures.
 - 4. The outdoor storage of goods, materials, trash, or garbage is not permitted, except as provided in Section 16.23.