

ARTICLE IX

OS-1 OFFICE SERVICE DISTRICTS

SECTION 900 INTENT

The OS-1 Office Service District is intended to accommodate uses such as offices, banks, and personal services. Office-Service Districts generally serve as a transitional area between residential and commercial districts or to buffer residential neighborhoods from arterial roadways.

SECTION 901 PERMITTED USES

In an OS-1 Office Service District, no building or land shall be used or erected, except for one (1) or more of the following specified uses unless otherwise provided in this Ordinance:

- a. Offices for uses including administrative, professional, real estate, legal, accounting, writing, clerical, stenographic, drafting and sales.
- b. Offices of physicians, dentists, optometrists, chiropractors, psychiatrists, psychologists and similar or allied professionals, including medical clinics, urgent medical care centers and accessory pharmacies.
- c. Banks, credit unions, savings and loan associations, and similar uses with or without drive-through facilities and 24 hour ready tellers.
- d. Personal service establishments, performing on-site services, including barber shops, beauty shops, and health salons.
- e. Publicly owned libraries, parks, parkways, recreational facilities, court buildings, post offices, community centers, civic centers and municipal buildings, provided the building architecture and materials are consistent with the materials used at the Grand Blanc City Hall.
- f. Churches, places of worship, and related facilities.
- g. Colleges, universities and similar institutions of higher learning.
- h. Accessory essential public services and structures, excluding buildings and storage yards.
- i. Accessory and uses buildings and structures customarily incidental to the above uses, as defined in Article II and meeting the standards of Sections 312-317.
- j. Child care centers and day care centers when meeting the standards listed in Section 801(h).
(amended 2/14/96)

SECTION 902 SPECIAL LAND USES

The following uses may be permitted, upon review and approval by the City Council, in accordance with the general standards for all Special Land Uses listed in Section 2102, and any standards for the specific use listed in Section 2110.

- a. Essential public service buildings, not including storage yards, such as telephone exchange buildings, transformer stations, substations, or gas regulator stations.
- b. Substance abuse treatment facilities.
- c. General and specialty hospitals and urgent medical care centers.

- d. Nursing and convalescent homes.
- e. Uses of the same nature or class as the majority of the uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance, as determined by the City Council, following a Planning Commission public hearing and recommendation. The determination shall be based on the standards of Section 309. Any use not listed and not found to be "similar" is prohibited in this zoning district.
- f. Funeral homes or mortuary establishments.
- g. Accessory uses, buildings and structures customarily incidental to an approved Special Land Use Permit are permitted without a separate Special Land Use Permit; however, a separate Special Land Use Permit shall be required for any use or storage of hazardous materials and any fuel storage tanks.

SECTION 903 REQUIRED CONDITIONS

- a. No interior display shall be visible from the exterior of the building.
- b. The outdoor storage of goods or materials shall be prohibited.
- c. Warehousing or indoor storage of goods or materials, beyond that normally incident to the above-permitted uses, shall be prohibited.

SECTION 904 ADDITIONAL SITE DEVELOPMENT STANDARDS

All Permitted and Special Land Uses shall comply with all applicable provisions of the Zoning Ordinance including those listed below as a reference guide.

- a. Article II: Definitions
- b. Article III: General Provisions for Standards on a variety of items such as: temporary uses and events; parking and repair of vehicles; fences; reception antennae; limitations on clearing and grading site, etc.
- c. Article XX: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- d. Article XXII: Parking, parking area landscaping and loading/unloading standards.
- e. Article XXIII: Landscaping Standards
- f. Article XXIV: Site Plan Review Standards
- g. Ordinance 116 Sign Ordinance (Chapter 1480)
- h. Ordinance 220 Flood Damage Prevention Ordinance
- i. Ordinance 216 Subdivision Control Ordinance