

ARTICLE 9.00

O-1, OFFICE SERVICE DISTRICT

Section 9.01 Statement of Intent

The intent of the Office Service District is to provide areas in the Township and an environment appropriate for various types of administrative and professional offices, as well as certain personal services which can serve as a transitional use between more intensive land uses (such as commercial uses) and less intensive residential uses. This district is intended to prohibit those types of retail uses and other activities that typically generate large volumes of traffic, traffic congestion, parking problems, and other impacts that could negatively affect the use of enjoyment of surrounding property.

Section 9.02 Permitted Uses And Structures

In all O-1 Districts, no building or part thereof, shall be erected, used, or structurally altered, nor land or premises used in whole or in part, except for one or more of the following permitted uses or structures:

- A. Professional and executive offices.
- B. Office buildings and uses where goods or wares are not commercially created, exchanged, or sold.
- C. Insurance offices, brokerage houses, and real estate offices.
- D. Business or private educational institutions operating for profit completely within an enclosed building.
- E. Financial institutions, including banks, credit unions, and savings and loan associations.
- F. Medical or dental offices, without clinics or urgent care facilities.
- G. Public buildings, post offices, libraries, fire stations, community centers, and maintenance buildings without outdoor storage.
- H. Photographic studios.
- I. Essential services provided there is no building or outdoor storage areas.

Section 9.03 Uses Permitted By Special Approval

- A. Funeral homes, mortuaries, and crematoriums (subject to Section 17.02.S)
- B. Hospitals, medical or dental clinics, or urgent care facilities (subject to Section 17.02.U)
- C. Public and private service clubs and lodge halls.
- D. Adult care centers, child care centers, preschool and day care centers provided that the outdoor recreation area shall be in the rear or side yard only. (Subject to Section 17.02.B)

- E. Essential public service buildings provided there is no outdoor storage area. (Subject to Section 17.02.P)
- F. Uses of the same nature or class as uses listed in this district as either a permitted principal use or a special use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
- G. Standard restaurant within a medical or professional office building provided the restaurant is accessible only from the interior of such building.
- H. Domestic Centers
- I. Multiple-family dwellings, including garden apartments, townhouses, multiplex units, condominiums and two-family dwellings
- J. Convalescent homes, nursing homes and similar facilities.
- K. Single-family detached dwellings and accessory buildings and uses customarily incidental to same. (amended 09/29/08)

Section 9.04 Permitted Accessory Uses

Accessory buildings, uses, and activities customarily incidental to any of the above named principal permitted uses (subject to Section 5.03)

Section 9.05 Development Standards and Requirements

Land use restrictions shall include the restrictions set forth below which shall prevail over conflicting requirements of this or any other Ordinance.

A. Site Plan Review

Site plan review and approval is required for all permitted uses, in accordance with Article 18.00.

B. Area, Height, Bulk, and Placement Regulations

Buildings and uses in the O-1, Office Service District are subject to the area, height, bulk, and placement requirements in Article 16.00, Schedule of Regulations.

C. Paved Access

All development(s) shall front upon and take access from a hard-surfaced road via a hard surfaced access drive.

D. Site Connections

Site development shall provide for parking configurations arranged to allow for connections between uses on adjoining lots, common driveways or other access management technique in accordance with Article 20.00.

E. Other Provisions

All other applicable provisions of this Zoning Ordinance shall be complied with.