

ARTICLE 9.00

Adopted: 02/11/2025

Effective: 02/19/2025

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. Business or private educational institutions operating for profit completely within an enclosed building.
- C. Financial institutions, including banks, credit unions, and savings and loan associations.
- D. Medical or dental offices, without clinics or urgent care facilities.
- E. Public buildings, post offices, libraries, fire stations, community centers, and maintenance buildings without outdoor storage.
- F. Photographic studios.
- G. 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.R)
- B. Hospitals, medical or dental clinics, or urgent care facilities. (Subject to Section 17.02.T)
- C. Public and private service clubs and lodge halls.
- D. Childcare 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.O)

- 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. (Subject to Section 17.02.L)
- K. Single-family detached dwellings and accessory buildings and uses customarily incidental to same.
- L. Adult care centers, in accordance with applicable state laws, all such facilities shall be registered with or licensed by the Department of Social Services and shall comply with the minimum standards the State of Michigan has outlined for such facilities.

Section 9.04 Permitted Accessory Uses

Accessory buildings, uses and activities customarily incidental to any of the above-named permitted uses. Accessory buildings and structures shall be subject to all other applicable codes and ordinances regarding construction, installation, and operation. Cargo containers are permitted as accessory buildings with the following stipulations:

- A. Cargo containers shall not be stacked above the height of a single container.
- B. Cargo containers shall not be used for any advertising purpose and shall be kept clean of any alpha-numeric or picture signage and writing.
- C. As a condition of placement, cargo containers must be required to be fenced, screened, sided, or painted for consistent aesthetic purposes of the zoned property.

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 in accordance with Article 20.00.

E. **Other Provisions**

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