

## ARTICLE 11. OS - OFFICE SERVICE DISTRICT

### PREAMBLE

The OS Office Service District is established to accommodate office uses, office sales uses and basic personal services, particularly larger planned office complexes and office centers.

### SECTION 1100. PERMITTED USES

- A. Office buildings for any of the following occupations: executive, administrative, professional, accounting, real estate, writing, clerical, stenographic, drafting, sales, and insurance subject to the limitations contained below.
- B. Medical offices, including clinics.
- C. Publicly owned buildings, and public utility offices, but not including storage yards.
- D. Retail businesses normally associated with and complimentary to office districts, e.g., stationary shops, office supplies, and office machine repair.
- E. Banks, credit unions, and similar uses.
- F. Accessory buildings and uses customarily incidental to the above permitted uses when located on the same property. (See Section 323).
- G. Other uses similar to the above uses, as may be determined by the Planning Commission.

### SECTION 1101. GREENBELT AND SCREENING REQUIREMENTS

When a commercial or office use abuts a district permitting a residential use, a greenbelt shall be provided along all sides abutting the residential district in accordance with Section 300.

### SECTION 1102. SPECIAL LAND USES

- A. Retail and Personal Service Establishments (SECTION 1832).
- B. Group Child Care Centers. (SECTION 1812).

The above special land uses shall be permitted only after proper notice has been given as required by State Law and after review and approval has been granted by the Planning Commission or Township Board. Approval shall be subject to the requirements and standards of Article 18 of this Ordinance and the submission of a site plan conforming to the requirements of Section 305 of this Ordinance.

### **SECTION 1103. SITE PLAN APPROVAL**

A site plan shall be submitted for review and approval by the Planning Commission for any new use, addition to an existing use, structural alteration or substantial change in use. Site plan approval is required for all permitted uses and special land uses in this district. See Section 305.

### **SECTION 1104. DEVELOPMENT REGULATIONS**

See Article 17, Schedule of District Regulations, for height, bulk, density, area and setback requirements.