

**ARTICLE 15  
OS OFFICE SERVICE DISTRICT**

**SECTION 15.00 INTENT**

The OS district is primarily for office buildings. The office service district classification will be applied as a transitional use zone between residential uses and those uses which would be incompatible in direct contact with residential districts. The office service district is intended to provide for low-rise style traditional office buildings. The office service district is established to accommodate uses such as certain basic personal services, banks and public owned offices, subject to the limitations contained below.

Site plan review, as defined in Article 23, shall be required for all uses in the OS district.

**SECTION 15.01 PERMITTED PRINCIPAL USES**

- A. Office Buildings.** Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales.
- B. Medical Buildings.** Medical offices, including clinics, specialty stores that principally dispense products relating to medical facilities such as pharmacies, medical supply and/or home health care equipment. Such specialty stores must occur in conjunction with a medical office use. Video rental businesses are excluded from this category of use and not permitted.
- C. Financial Institutions.** Banks, credit unions, savings and loan associations and similar uses.
- D. Personal Services.** Personal service establishments including barber shops, beauty shops and health salons; and business services such as mailing, copying and data processing.
- E. Religious Institutions.** Churches. See also Section 22.05.D.
- F. Essential Services.** Essential services excluding outside storage. (See Article 23 - site plan review required.)

**SECTION 15.02 PERMITTED ACCESSORY USES**

Buildings, structures, and uses customarily accessory to permitted principal uses. See also Section 21.02.

**SECTION 15.03 SPECIAL LAND USES**

Due to unique characteristics of special land uses, site plan review according to Article 23 and issuance of a special land use permit according to Article 22 are required.

- A. Related Services.** A use customarily related to a principal use authorized by this section, such as, but not limited to, pharmacy, stores limited to corrective garments or bandages, or optical services.
- B. Mortuary Services.** Mortuary establishments, when adequate off-street vehicle assembly area for funeral processions is provided. Furthermore, such assembly area shall be in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of mortuary establishments.
- C. Public Service Buildings.** Publicly owned buildings, telephone exchange buildings and public utility offices, but not including storage yards, electrical transformer stations, substations or gas regulator stations.
- D. Animal Clinics.** Animal hospital and veterinarian clinics.
- E. Child Care Facilities.** Child day care or nursery schools unlimited by size but meeting the conditions of Section 22.05(J).
- F. Uses of the Same Nature or Class.** Uses of the same nature or class as 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 Planning Commission based on the standards of Section 21.44.

**SECTION 15.04 GENERAL REQUIREMENTS FOR ALL OS USES**

- A. Paved Frontage.** The site shall have at least one (1) property line abutting a paved arterial road.

- B. Arterial Access.** All vehicular ingress and egress to the site shall be to and from an arterial or collector road.
- C. Minimum Setback.** The minimum distance of any principal or accessory building from any adjacent residential district boundary line or street right-of-way lines shall be one hundred (100) feet.
- D. Displays.** Interior displays shall not be visible from the exterior of the building.
- E. Outdoor Storage Prohibited.** The outdoor storage of goods or materials shall be prohibited.
- F. Incidental Warehousing.** Warehousing or indoor storage of goods or materials, beyond that normally incidental to the above permitted uses, shall be prohibited.
- G. Parking Requirements.** Parking shall conform to requirements of Article 25.

**SECTION 15.05 REFERENCES TO ADDITIONAL STANDARDS AND REGULATIONS**

The following list of references includes additional standards and regulations applicable to any proposed use in this district:

- A. Article 2: Definitions
- B. Article 20: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- C. Article 21: General Provisions: Regulations for single family dwellings; site condominiums; illegal dwellings; accessory uses, temporary structures; fences; reception antennae; limitations on clearing and grading, etc.
- D. Article 23: Site Plan Review and Project Evaluation Report
- E. Article 24: Private Road and Shared Private Driveway Standards
- F. Article 25: Off-Street Parking and Loading Regulations
- G. Article 27: Outdoor Advertising and Sign Regulations
- H. Ord. 16: Subdivision Control Ordinance
- I. Ord. 25: Land Division Ordinance