

16100 19 Mile, Clinton Twp, MI 48038  
Zoning: OS-1 Office/Service

**CHAPTER 1268**  
**OS-1 Office/Service Low-Rise District**

- 1268.01 Purpose.
- 1268.02 Principal uses permitted.
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- 1268.05 Height, bulk, area and setback requirements.

**CROSS REFERENCES**

Zoning and planning generally - see M.C.L.A. Secs. 125.11 et seq., 125.31 et seq., 125.581 et seq.

Regulation of location of trades, buildings and uses by local authorities; authority to zone - see M.C.L.A. Secs. 125.581, 125.582

Regulation of congested areas - see M.C.L.A. Sec. 125.583

Uses of land or structures not conforming to ordinances; powers of legislative bodies; acquisition of property - see M.C.L.A. Sec. 125.583a

**1268.01 PURPOSE.**

The OS-1 Office/Service Low-Rise District, as herein established, is intended to accommodate office uses, office sales uses and services. This District is further intended to serve the function of land use transition between commercial districts, major thoroughfares having rights of way of 120 feet or greater and adjacent One-Family Residential Districts.

(Ord. 260-A-58. Passed 8-22-83.)

**1268.02 PRINCIPAL USES PERMITTED.**

In the OS-1 Office/Service Low-Rise District, no building or land shall be used and no building shall be erected except for one or more of the following uses, unless otherwise provided in this Zoning Code. These uses may be subject to additional standards as specified in Chapter 1293 Use Standards:

- (a) Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic and drafting, subject to limitations contained in Section 1268.03.
- (b) Medical offices, including clinics only for human care.
- (c) Banks, credit unions, savings and loan associations, loan companies, insurance offices, real estate offices and similar uses.
- (d) Drive-in or drive-through facilities, when accessory or incidental to the above uses.
- (e) Commercial television and radio towers accessory to uses permitted in this section.
- (f) Funeral homes.
- (g) Child care centers or adult daycare centers.
- (h) Publicly-owned buildings, public utility buildings, telephone exchange buildings and repeater stations, electric transformer stations and substations, and gas regulator stations (without storage yards).
- (i) Private or public athletic clubs, health spas or figure salons.
- (j) Veterinary clinics and hospitals, including facilities for overnight keeping of animals.
- (k) Restaurants or other similar places serving food or beverages, excluding catering and banquet halls and drive-in/drive-through fast-food restaurants.  
(Ord. 260-A-292. Passed 8-18-97.)
- (l) Business or professional schools, operated for profit.
- (m) Churches.
- (n) Other uses similar to the above uses.
- (o) Accessory uses customarily associated with an above permitted principal use. (Ord. 260-A-58. Passed 8-22-83; Ord. 260-A-80. Passed 11-13-84.)
- (p) Festivals. These shall meet the conditions set forth in Chapter 1293.  
(Ord. 260-A-415. Passed 12-5-05.)

1268.03 REQUIRED CONDITIONS.

(a) The outdoor storage of goods or materials shall be prohibited irrespective of whether or not they are for sale.

(b) Warehousing or indoor storage of goods or materials, beyond that normally incidental to the above-permitted uses, shall be prohibited.

(Ord. 260-A-58. Passed 8-22-83.)

1268.04 USES REQUIRING SPECIAL APPROVAL.

The following uses may be permitted within the OS-1 District, subject to the requirements and conditions set forth in Chapter 1293:

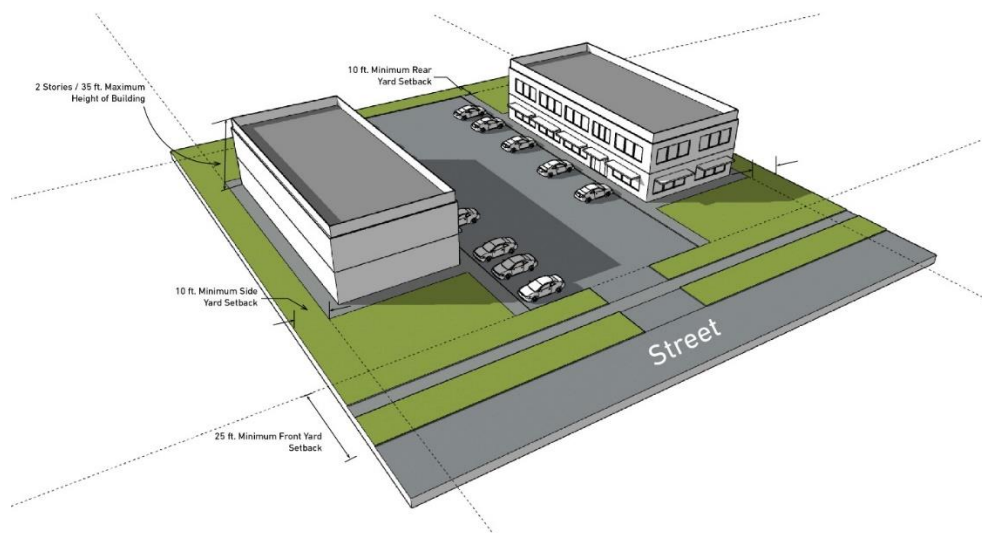
(a) Commercial television and radio broadcasting towers and cellular telephone antennae, subject to conditions in 1293.01 (a) (71).

1268.05 HEIGHT, BULK, AREA AND SETBACK REQUIREMENTS.

All lots and buildings shall meet the following dimensional requirements:

Maximum Height of Building		Minimum Yard Setback (Per Lot in Feet)		
In Stories	In Feet	Front	Side	Rear
2	35a	25b	10c	10c,d

Figure 1: OS-1 Dimensional Standards Diagram:



## FOOTNOTES TO SCHEDULE OF REGULATIONS CHART

- a. Modifications in height requirements above the thirty-five feet allowed within the district may be permitted subject to the requirements and conditions set forth in Chapter 1293.
- b. All required front yard setbacks shall be measured from the proposed right-of-way line of any abutting thoroughfare. In the instance of a corner lot or parcel of land abutting more than one public thoroughfare, all frontages shall require the minimum front yard setback specified in the district. Off-street parking shall be permitted to occupy a front yard setback in excess of the minimum setback of twenty-five feet.
- c. The minimum distance between any two buildings shall be twenty feet. In no instance shall a building be located closer than twenty-five feet to a residentially-zoned district.
- d. Off-street loading and unloading space shall be provided in the rear yard or an interior side yard, unless the side yard abuts a Residential District and shall, in no instance, be permitted in a front yard. In those instances where exterior side yards abut an Industrial District, loading and unloading may take place in the exterior side yard, except that in those instances where exterior side yards have a common relationship with an Industrial District across a public thoroughfare, loading and unloading may take place in the side yard when the setback is equal to at least fifty feet. Off-street loading space shall further meet the requirements of Chapter 1296. Where an alley exists or is provided at the rear of the buildings, the rear building setback and loading requirements may be computed from the centerline of such alley, but separately from the off-street parking requirements.