



42431 Mound Rd,  
Sterling Heights, MI  
48314  
Zoning: O-1 Office

## **ARTICLE 8. O-1 BUSINESS AND PROFESSIONAL OFFICE DISTRICT**

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### **SECTION 8.00. INTENT.**

The O-1 Business and Professional Office District is designed to provide a suitable environment for various types of office uses performing administrative, professional and related service occupations. This district is also intended to provide a transition or buffer between more intense uses and/or major thoroughfares and abutting single family residential neighborhoods.

### **SECTION 8.01. PERMITTED USES.**

The following uses shall be permitted, provided that all business shall be conducted within a completely enclosed building and shall not include drive-through facilities:

- A. Executive and administrative offices;
- B. Medical and dental offices and clinics, but excluding veterinary offices, clinics and kennels;
- C. Professional occupations, including attorneys, accountants, architects, professional engineers, community planners, landscape architects, land surveyors and similar professional occupations;
- D. Business offices for advertising, insurance and real estate agencies and public utilities;
- E. Financial institutions, including banks, savings and loan associations and credit unions;
- F. Offices of organizations offering stenographic, mailing, tax services, credit reporting and other business services;
- G. Offices of nonprofit groups, including professional organizations, labor unions, civic, fraternal, political and religious organizations, but not including rooms for social, assembly or worship activities, rental halls or churches;
- H. Office uses similar to the above and demonstrated to be of a business or professional nature, as determined by the Zoning Official;
- I. Essential services needed to serve the immediate vicinity, provided that appropriate screening, as determined by the Planning Department, shall be required when abutting single family dwellings;
- J. Uses similar to those above and demonstrated to be of a business or professional nature as determined by the Zoning Official.

### **SECTION 8.02. SPECIAL APPROVAL LAND USES.**

The following uses, and others similar to those cited in this article, may be permitted by the Planning Commission subject to the general standards of section 25.02 and the specific standards imposed for each use.

- A. Uses customarily related to medical and dental offices, including pharmacies, laboratories and stores offering supportive or corrective garments and prosthetic appliances, subject to the following conditions:
  1. The use shall be located within the same building as the principal medical facility that it is intended to serve;
  2. All customer entrances shall be restricted to the inside of the building;
  3. No advertising or public displays shall be visible from a public thoroughfare;
  4. Outdoor storage of goods and the warehousing or indoor storage of goods beyond that normally incidental to the above use is prohibited.
- B. Child and adult day care centers and nursery schools, subject to the following conditions:
  1. Adequate and safe drop-off and pick-up areas shall be provided on site;
  2. The parcel upon which the facility is located shall contain at least 300 square feet of land area per person attending the facility, with a minimum parcel size of 15,000 square feet;
  3. For child care centers and nursery schools, a minimum area of 5,000 square feet of outdoor play space for children shall be provided in a safe, convenient and accessible location fenced by a six foot high fence, with screening with plantings from any adjoining nonresidential district;
  4. Maximum lot coverage of all structures shall not exceed 30%;
  5. Such use shall not abut a one family residential zoning district on more than two sides.
- C. Drive-through facilities compatible with any of the permitted uses listed in section 8.01, subject to the following conditions:
  1. No drive-through lanes shall be located closer than 20 feet to any residential lot line;
  2. Adequate stacking shall be provided for each drive-through lane as required in section 23.01. No stacking lane shall tend to obstruct parking or vehicular circulation areas;

3. Devices for electronically amplifying voices shall be directed or muffled to prevent any noise from being audible at the lot line;

4. Canopies over drive-through lanes shall be a minimum of 14 feet in height or shall be located in such a manner that a driveway of no less than 20 feet in width, unobstructed by the canopy, shall be provided to assure emergency vehicle access.

D. Full assisted housing, subject to the following conditions:

1. All such facilities shall have ingress and egress from a site directly onto a major or secondary thoroughfare having an existing or planned right-of-way of at least 86 feet, as indicated on the Master Road Plan;

2. There shall be provided at least 1,000 square feet of lot area per bed;

3. Licensing shall be in accordance with the State of Michigan and/or appropriate authority or jurisdiction.

E. Public utilities, as regulated by section 3.02(l). Wireless communication towers, antennas and related facilities shall be further subject to the provisions of section 28.18

(Ord. No. 278-T, §§ 3, 4, 6-3-97; Ord. No. 278-U, §§ 5, 6, 1-6-98; Ord. No. 278-Y, §§ 7, 8, 5-16-00; Ord. No. 278-BB, § 1, 12-18-01)

### **SECTION 8.03. ACCESSORY USES PERMITTED.**

Accessory buildings and uses customarily incidental to the principal permitted uses enumerated in sections 8.01 and 8.02 are permitted. Amusement devices shall be permitted, subject to the requirements of section 28.01.

### **SECTION 8.04. AREA, HEIGHT AND BULK REQUIREMENTS.**

A. The minimum size of each lot per building:

1. Area: 12,000 square feet.

2. Width: 80 feet.

B. Maximum height of any structure:

1. In stories: 1.

2. In feet: 25.

C. Minimum building floor area:

1. Area: 800 square feet.

D. Minimum yard setback per lot:

1. Front and street-side setbacks shall be measured from the centerline of each road right-of-way (R.O.W.) in accordance with the city's Master Road Plan, as follows:

*Distance from centerline (in feet):*

a. Regional (204' R.O.W.): 137.

b. Regional (150' R.O.W.): 110.

c. Major: 95.

d. Secondary: 78.

e. Collector: 70.

f. Local: 65.

g. Cul-de-sac: 95.

h. Freeway: 35.\*

i. Private roads: 35.\*\*

\* Freeways shall be measured from the established right-of-way line.

\*\* In the case of private roads, the front yard setback shall be measured from the road easement or common usage line abutting the subject lot.

Parking shall not be permitted in the required front yard setback.

If the existing right-of-way is greater than that shown on the Master Road Plan, the front yard setback (or street-side setback) as measured from the centerline of the right-of-way shall be equal to one-half of the actual right-of-way of the street plus 35 feet for all classes of roads.

2. Side: 5 feet. Where the wall of a structure faces interior side lot lines and contains windows or other openings, a side yard of not less than 20 feet shall be provided. No building shall be located closer than 35 feet to the outer perimeter (property line) of such district when the property line abuts any residential district. A suitable 20-foot wide access drive shall be provided to the rear yard.

3. Rear: 20 feet. No building shall be located closer than 35 feet to the outer perimeter property line of such district when the property line abuts any residential zoning district.

E. Maximum lot coverage. The maximum lot coverage shall be governed by meeting all requirements for yard space, landscaping, screening and off-street parking and loading.

(Ord. No. 278-A, § 16, 4-17-90; Ord. No. 278-Y, § 9, 5-16-00; Ord. No. 278-CC, § 3, 6-3-03)

#### **SECTION 8.05. STRUCTURE AND SITE REQUIREMENTS.**

A. The exterior of all buildings hereafter erected shall be constructed of brick and/or stone building materials or other similar durable, decorative building materials as may be approved by the Planning Department, subject to any additional requirements set forth in section 26.01, paragraph H. The architecture and exterior finish of any building shall be complementary and compatible in style and be of uniform finish on all sides of its exterior.

B. All portions of the site not used for parking, driveway and buildings shall be provided with a lawn or landscaping (section 24.02) approved by the Planning Department and so maintained in an attractive condition.

C. Once a building line has been established by the construction of a principal building upon an approved site, no other principal building or use shall be located between the established building line and the front lot line (or side line abutting a side street) without first obtaining approval of the Planning Commission. The Planning Commission shall review the building and/or use proposed to be located in front of the established building to determine whether the building or use is of such location, size and character to be in harmony with the appropriate and orderly development of the balance of the site, is not detrimental to the development of adjacent uses, does not create any vehicular or pedestrian hazards and is aesthetically compatible with the buildings and uses located upon the site. Landscaping plans, site plans (including signs and the location of dumpsters) and elevations of all sides of any building to be constructed shall be submitted to enable the Planning Commission to determine whether the proposed additional building and/or use conforms with the requirements of this section. All dumpsters shall be screened from visibility from any area visible to the public by use of a wall constructed of the same material as the building walls to ensure aesthetic compatibility. In reviewing this request, the Planning Commission shall apply the standards contained herein and in section 25.02 and may impose reasonable conditions as authorized by section 25.03(D) to ensure that the standards are satisfied.

D. Roof-mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site (section 24.04).

(Ord. No. 278-A, § 17, 4-17-90; Ord. No. 278-OO, § 1, 8-5-09)