

Chapter 13 - OS - OFFICE-SERVICE COMMERCIAL

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Sec. 13.1 *PURPOSE.*

This District is designed to accommodate office uses together with office sales uses and certain personal services. It is the purpose of this district to accommodate permitted uses typically in proximity to major shopping facilities and/or in compatible relationship with the major arterial street system and surrounding land uses. The nature of modern office use development provides greater compatibility for integration into a community structure. Therefore, this District has been established for the purpose of encouraging office and related development, but excluding general commercial activity.

Sec. 13.2 *PERMITTED USES.*

Land and/or buildings in this District may be used for the following purposes by right:

- (A) Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, and office equipment and supplies sales.
- (B) Medical offices including clinics.
- (C) Banks, credit unions, savings and loan institutions not including drive-in facilities.
- (D) Personal service establishments which perform personal services on the premises, including barber and beauty shops, interior decorating shops, photographic studios, laundromats or similar uses. (revised 7/25/95)
- (E) Hospitals, provided, the design standards defined in Chapter XX, shall apply.
- (F) Commercial schools including art, business, music, dance, professional, and trade.
- (G) Municipal buildings, exchanges, and public utility offices but not including storage yards, substations, or regulator stations.
- (H) Accessory buildings and uses as defined in Chapter II.

Sec. 13.3 *USES REQUIRING SPECIAL LAND USE APPROVAL.*

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) Drive-in establishments including banks, dry cleaning pick-up stations and similar personal services, not including drive-in restaurants and vehicle service stations.
- (B) Restaurants or other establishments serving food and/or beverages but not including drive-ins.
- (C) Mortuaries and funeral homes.

- (D) Any business or use permitted by right or by special land use approval in the OS Commercial district and having or providing more than two electronic games.
- (E) Commercial soil removal.
- (F) Commercial radio and television and wireless communication towers. (Revised November 1997)
- (G) Churches (Revised April 1998)
- (H) Day care centers (revised 10-25-06)

Sec. 13.4 *DISTRICT REGULATIONS.*

As required in Chapter XXIV.

Sec. 13.5 *SIGNS.*

As provided in Chapter XXV.

Sec. 13.6 *OFF-STREET PARKING.*

Requirements for an allowed use shall be determined from the "Table of Off-Street Parking Requirements" in Chapter XXVI, Section 26.8.

Sec. 13.7 *OFF-STREET LOADING.*

As required in Chapter XXVI, Section 26.10.