

ARTICLE IXA

OS OFFICE SERVICE TRANSITION OVERLAY

Section 9A.01 Purpose.

This district is intended as a transitional area between residential areas and business areas. It is intended principally for daytime business activities that are compatible with adjacent residential uses. The proposed business activities intended to be specifically limited to small, single, professional type, general office uses, professional office uses, and professional health care offices. This district is to be used over existing zoning districts to both allow existing uses to continue as conforming uses while allowing new uses, of a compatible nature to be added. This district can overlay both commercial and residential districts and must either include both a commercial and a residential zone within its boundaries or at least abut a boundary between a commercial zone and a residential zone.

Section 9A.02 Permitted Principal Uses.

- A. Existing single family dwellings.
- B. State licensed residential foster care facilities housing six (6) or fewer persons not including the immediate family of the caregiver.
- C. Child care centers provided they are licensed by the State of Michigan.
- D. Conversion of existing dwelling to office use without additions, subject to site plan review under Article XXII and the parking requirements of Article XX. Office uses in such converted dwellings are limited to one (1) professional including: Medical, dental, sociological, psychological professional, or finance, insurance, real estate or other licensed professional plus administrative support staff.
- E. Mixed use: Office/dwelling in an existing structure without additions, subject to site plan review under Article XXII and the parking requirements of Article XX. Uses in such structures are limited to one (1) professional including: Medical, dental, sociological/psychological professional, or finance, insurance, real estate or other licensed professional plus administrative support.
- F. Existing commercial uses in an underlying commercial (CSC, NSC, HSC or HC) district shall not be regulated by this Article IXA. Previously developed commercial properties may be used for any allowed use in the underlying district. Proposed Special Uses allowed in an underlying district may be denied if the Planning Commission finds evidence that such Special Use would be incompatible with an existing neighboring residential use in an OS district.

Section 9A.03 Permitted Principal Special Uses with Conditions.

- A. *Permitted special uses:*

1. Religious, educational and social institutions located on at least three (3) acres.
2. Public buildings on at least three (3) acres.
3. Offices for finance, insurance, real estate and licensed professionals, limited to no more than one (1) professional, where a new building or addition is constructed.
4. Medical, dental and sociological/psychological professional offices, limited to no more than one (1) professional where a new building or addition is constructed.
5. Business management consultant (1).
6. Public Transportation passenger station.
7. For Special Uses 3, 4, and 5 listed above, a second or third professional may be added to the staff, only if the site is double the minimum required area and width. The Township is not required to approve a Special Use for (an) additional professional(s) if all of the immediately adjacent properties are not occupied by a Special Use listed in 3, 4, or 5, above.

B. Above permitted Special Uses are subject to the following requirements:

1. The proposed site for any of the uses permitted as Special Uses shall have at least one (1) property line abutting an impervious hard surface paved road, and the site shall be so planned as to provide direct access to such road.
2. Where a single professional with staff will convert an existing single-family dwelling entirely to an office and construct an addition, the front, side and rear yard setbacks shall each be at least 25 feet and shall be landscaped in trees, shrubs and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and walls, fences or plantings used to screen the use from abutting residential lots and parcels.
3. Where a new structure is proposed for an office for one (1) professional person plus staff, the structure must meet the setback and lot coverage requirements of the HDR (High Density Residential) district.
4. Shall meet all the parking requirements of this Ordinance.

Section 9A.04. Permitted Accessory Uses.

- A. Normal accessory uses to single-family housing.
- B. Normal accessory uses to permitted and approved Special Uses.
- C. Customary home occupations as conditioned by Section 18.21.

Section 9A.05. Dimensional Regulations.

- A. *Lot area:* A single-family parcel or lot shall have a minimum of ten thousand (10,000) square feet with public or common sewer and water, or

a minimum of one (1) acre if the lot or parcel does not have public sewer and water available, and on-site water supply and wastewater disposal systems are both permitted and approved by the County Health Department.

- B. *Lot width:* On roadways specified in Section 18.41 the minimum lot width shall be three hundred thirty (330) feet of actual road frontage, except where an easement is dedicated for a frontage road to serve the lot. If the lot is served by a dedicated frontage road, the minimum lot width shall be eighty (80) feet at the building setback line for a ten thousand (10,000) square foot lot and one hundred fifty (150) feet at the building setback line for lots required to be one (1) acre or greater.
- C. *Lot coverage:* Maximum of thirty (30) percent.
- D. *Floor area:* The minimum first floor area for any dwelling unit shall be 680 square feet. Dwellings in this district are not required to have floor space on the first floor if a Special Use permit is obtained for a mixed use.
- E. *Yard and setback requirements:*
 - 1. Front yard: Minimum from the road right-of-way line as specified in Section 18.41, except as otherwise required in Section 9.03 B. 2 or as specified in the Master Plan for Roads and Highways, whichever is the greater and a minimum of fifty (50) feet from the established shorelines for surface water bodies.
 - 2. Side yards: Minimum of ten (10) feet from each side yard, but where there is new construction for a Special Use, a minimum of ten (10) feet for one side yard, but a total of twenty-five (25) feet for both side yards, except where a side yard abuts a road right-of-way line, the minimum shall be as specified in Section 18.41 or as specified in the Master Plan for Roads and Highways, whichever is greater.
- F. *Height limitation:* Maximum of two (2) stories or thirty-five (35) feet, except that a detached accessory structure shall not exceed twenty (20) feet.

Section 9A.06. Location and Site Development Requirements for Special Uses.

- A. The site for any use that requires one (1) acre or more shall have at least one (1) property line abutting either 1 a major road or highway arterial, as defined in the Master Plan, upon which it fronts and from which it has vehicular access by means of a frontage access road/drive in accordance with Section 18.26; or 2 an approved private road connecting directly to a major road or highway arterial.
- B. All vehicular ingress and egress shall be from an acceleration and deceleration lane to a frontage access road in accordance with Section 18.26, or to an approved private road connecting directly to a major road or highway arterial as defined in the Master Plan.
- C. The outdoor storage of goods, materials, trash or garbage is not permitted, except as provided in Section 18.23, and 18.30.
[section added 2006]