

ARTICLE 10

OFFICE SERVICE DISTRICT (OSD)

Sec. 10.01 Purpose

The Office Service District (OSD) is intended to concentrate a variety of office uses of a business and professional nature, and personal and professional service activities compatible with office uses. This district is intended to provide a transition between commercial and residential districts.

Sec. 10.02 Permitted Uses

In the OSD District, land, buildings, and other structures shall be used only for one (1) or more of the uses specified in the table below. Uses denoted by a "P" are permitted by right, whereas uses denoted by "S" are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in *ARTICLE 14 SPECIAL LAND USES*.

Permitted Uses in the Office Service District	
	OSD
Care Facilities	
Adult & child residential care facilities in accordance with <i>Section 2.02 Adult and Child Care Facilities</i> .	S
Entertainment & Recreational	
Banquet, Conference, Dance, Lodge & Union Halls & Private Clubs	S
Health Clubs & Fitness Centers	S
Recreation Facilities, Private	S
Recreation Facilities Public	P
Finance, Medical & Professional Office & Research & Development	
Banks, S & L, Credit Unions & Similar with No Drive-Throughs	P
Banking Centers, including ATMs which are Separate from a Financial Institution	S
Business Services such as Mailing, Copying, Data Processing & Computer Centers	P
Hospitals	S
Offices for Manufacturers Representative or Corporate Branch Offices	P
Offices & Medical Clinics including Chiropractors, Osteopaths, Optometrists & Similar or Allied Professions	P
Personal Service Establishments & Restaurants compatible with Office Uses, as determined by PC, when in Office Building & no more than 25% of GFA	P
Professional Services	P
Research, Development & Design Centers	P
Urgent Care Centers, Emergency Medical Stations & Similar Uses	P
Veterinary Offices, Clinics, Hospitals & Animal Grooming Establishments	S
Service & Retail Trade	

CITY OF FENTON ZONING ORDINANCE

Commercial Parking Lots & Parking Garages	S
Drive-Through Window Facilities for Banks, Restaurants or Other Permitted Uses	S
Dry Cleaners, Retail Outlet	P
Funeral Homes & Mortuaries, not including Crematoriums	S
Hotels & Motels including Accessory Convention/Meeting Facilities & Restaurants	S
Kennels	S
Restaurants, including Carry-out, Delicatessens, Fast-food & Standard Restaurants	S
Studios of Art, Photography, Music, Dance & Similar Uses	S
Public, Institutional, & Utilities	
Business, Research, Vocational & Technical Training Schools	S
Churches, Temples, & other Places of Worship or Public Assembly	S
Colleges, Universities & Other Institutions of Higher Learning	S
Essential Public Services	P
Essential Public Service Buildings	S
Public & Quasi-Public Institutional Buildings, Structures & Uses	P
Schools, including Public, Private & Parochial Elementary, Middle & High	S
Accessory	
Accessory buildings, structures & uses, customarily incidental to any of the above principal uses	P
Accessory buildings, structures & uses customarily incidental to any of the above special land uses	S

Sec. 10.03 Site Development Requirements

All principal uses and special land uses are subject to the following site development requirements:

- a. *ARTICLE 2 GENERAL PROVISIONS.*
- b. *ARTICLE 15 SCHEDULE OF REGULATIONS.*
- c. *ARTICLE 16 SITE PLAN REVIEW.*
- d. *ARTICLE 19 OFF-STREET PARKING AND LOADING STANDARDS.*
- e. *ARTICLE 20 ACCESS MANAGEMENT AND DRIVEWAY STANDARDS.*
- f. *ARTICLE 21 LANDSCAPE STANDARDS AND TREE REPLACEMENT.*
- g. *ARTICLE 22 SIGNS.*
- h. *ARTICLE 23 LIGHTING STANDARDS.*
- i. *ARTICLE 24 ENVIRONMENTAL PROTECTION STANDARDS.*