

## ARTICLE VI-B

### OS OFFICE SERVICE DISTRICT

#### SECTION 6B.10      PURPOSE:

The OS District is designed to accommodate various types of office uses performing administrative, professional and personal services. These are typically small office buildings which can serve as a transitional use between the more intensive uses of land such as major thoroughfares and/or commercial districts and the less intensive uses of land such as single family residential development. This district is specifically intended to prohibit commercial establishments of a retail nature or other activities which require constant short term parking.

#### SECTION 6B.20      PERMITTED USES:

The following uses shall be permitted in all OS Districts:

- 6B.20.1 Executive, administrative and professional offices.
- 6B.20.2 Medical offices, including clinics and medical laboratories.
- 6B.20.3 Facilities for human care, such as sanitariums, convalescent and nursing homes, but not including hospitals.
- 6B.20.4 Banks and similar financial institutions.
- 6B.20.5 Libraries and government office buildings and public utility offices, but not including storage yards.
- 6B.20.6 Private social and fraternal clubs, not including gun or conservation clubs.
- 6B.20.7 Child care centers.
- 6B.20.8 Photographic studios and interior decorating studios.
- 6B.20.9 Establishments which perform personal services on the premises such as: beauty parlors and barber shops. Uses such as aerobic studios and sun tan salons are permitted.
- 6B.20.10 Veterinary clinics and hospitals provided all activities are conducted within a totally and permanently enclosed building.
- 6B.20.11 Off-street parking lots.
- 6B.20.12 Accessory buildings or uses customarily incidental to any of the above permitted uses.
- 6B.20.13 Signs as provided in Article IX of this Ordinance.

SECTION 6B.30      CONDITIONAL USES:

The following conditional uses are permitted in this District subject to obtaining a conditional use permit as provided in Article X of this Ordinance, and requiring a Site Plan Approval as provided in Article IX, Section 9.90 of this Ordinance.

6B.30.1 Churches, subject to Section 10.70.1.

6B.30.2 Private clubs and lodges, subject to 10.70.15.

6B.30.3 Rental hall facilities, subject to Section 10.70.15.

SECTION 6B.40      SITE PLAN REVIEW:

For all permitted and conditional uses, a site plan shall be submitted in accordance with Section 9.90

SECTION 6B.50      TRANSITION STRIPS:

See Section 6A.40.

SECTION 6B.60      DIMENSIONAL REQUIREMENTS:

In accordance with Article VIII.