CHAPTER 1258
O-1 Office Districts

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CROSS REFERENCES

Zoning and planning in home rule cities - see M.C.L.A. Sec. 117.4i

Regulation of location of trades, buildings and uses by local authorities - see M.C.L.A. Sec. 25.581

Regulation of buildings; authority to zone - see M.C.L.A. Sec. 125.582

Regulation of congested areas - see M.C.L.A. Sec. 125.583

Uses of land or structures not conforming to ordinances; powers of legislative bodies; acquisition of property - see M.C.L.A. Sec. 125.583a

Rental housing - see B.R. & T. Ch. 842

Signs in O-1 Districts - see P. & Z. 1296.06

Fences in O-1 Districts - see P. & Z. 1298.06(c)

1258.01 APPLICABLE REGULATIONS.

   The regulations set forth in this chapter, or set forth elsewhere in this Zoning Code, when referred to in this chapter, are the district regulations of the O-1 Office District.

(Ord. 36-84. Passed 12-18-84.)

1258.02 PURPOSE.

   The O-1 Office District is composed of certain land and structures used primarily to provide office space for private, quasipublic and public uses and certain service uses which are compatible to office building use. This District will not allow general retail uses, billboards or other outdoor advertising structures. An O-1 Office District may also be established to act as a transition area between a residential area and a public thoroughfare, freeway or railway when

such area is not deemed suitable for residential use due to its proximity to major vehicular or rail traffic.

(Ord. 36-84. Passed 12-18-84.)

1258.03 MINIMUM AREA.

No new O-1 Office District may be established having an area of less than five acres. This provision does not apply to petitions received to extend existing O-1 Office District boundaries.

(Ord. 36-84. Passed 12-18-84.)

1258.04 PERMITTED USES.

In an O-1 Office District, a building or premises shall be used only for the following purposes:

(a)   General and professional offices, including medical offices, attorneys' offices, engineers' offices, insurance agencies, architects' offices and similar office uses;

(b)   Medical and dental clinics or laboratories;

(c)   Art studios and galleries, music studios operated in conformance with the noise control ordinance, being Section 652.07, photographic studios and galleries, and interior design or decorating studios;

(d)   Libraries, museums and similar institutions of a noncommercial nature;

(e)   Business offices, including show or display rooms for products or merchandise, but excluding the sale of such merchandise from the premises;

(f)   Funeral homes;

(g)   Business schools and colleges;

(h)   Nonprofit, noncommercial, quasipublic and public uses;

(i)   Retail florist or flower shops;

(j)   Stores for the collection and distribution of laundry and dry cleaning, but not for the treatment, cleaning or processing of such articles on-site;

(k)   Tourist homes or bed and breakfast houses, but only when off-street parking is provided upon the lot or adjoining property, which space is adequate to accommodate one car for each room available for tourists; and

(l)   Accessory buildings and uses customarily incidental to the uses set forth in this section.

(Ord. 36-84. Passed 12-18-84; Ord. 9-02. Passed 7-16-02; Ord. 04-03. Passed 6-3-03; Ord. 19-05. Passed 9-6-05; Ord. 22-06. Passed 9-19-06.)

1258.05 HEIGHT, YARD, LOT AREA, BUILDING COVERAGE, SIGN, PARKING AND SITE PLAN REVIEW REQUIREMENTS.

The uses provided for in Section 1258.04 are subject to the following requirements:

(a)   Maximum height, as required by Chapter 1276;

(b)   Yards, as required by Chapter 1278;

(c)   Lot area and lot width, as required by Chapter 1282;

(d)   Building coverage, as required by Chapter 1280;

(e)   Signs, as required by Chapter 1296;

(f)   Off-street parking, as required by Chapter 1284; and

(g)   Site plan review, as required by Chapter 1294.

(Ord. 36-84. Passed 12-18-84.)