

CHAPTER 10 OFFICE SERVICE DISTRICT (OS)

SECTION 10.10 INTENT

A. INTENT

This zoning district is intended for professional and business offices. It allows service, medical, technical, and related office uses both to serve the area's residents and in support of the industrial developments of the Township.



B. PURPOSE

This section includes the dimensional requirements for lots and the requirements for the location and size of principal and accessory buildings and structures.

SECTION 10.20 REQUIREMENTS

A. LAND USE

See Chapter 15 for all land use regulations and requirements. Further restrictions may apply.

B. BUILDING REQUIREMENTS

See Chapter 16 for all building requirements.

C. DIMENSIONAL REQUIREMENTS: ALL BUILDINGS

1. **Lots.** All lots shall meet the minimum area, dimensional, and width requirements of Table 10.20 C. Lots shall not be created or changed in size or dimension except in conformance with these requirements.
2. **Buildings.** All placement of buildings shall conform to the minimum dimensional and sizing requirements listed in Table 10.20 C.
3. **Accessory Buildings.** See Section 18.20.

TABLE 10.20 C: OS DISTRICT DIMENSIONAL REQUIREMENTS		
Lot Requirements		
Min. Lot Area (see Section 3.30 D)		No minimum
Min. Lot Width (see Section 3.30 D)		No minimum
All Buildings		
Max. Building and Structure Height	Height (see Section 3.20 A & C)	35 ft.
	Stories (see Section 3.20 B)	2.5 stories
Min. Setbacks (see Section 3.40)	Front	25 ft.
	Street Side	25 ft.
	Side adjacent to a non-residential district	15 ft.
	Side adjacent to a residential district	50 ft.
	Rear adjacent to a non-residential district	25 ft.
	Rear adjacent to a residential district	50 ft.