

Chapter 13. Office Service Commercial 1 District (OSC-1)

SECTION 13.00 PURPOSE

The OSC-1 District encompasses a portion of the business area located on or near M-57 west of the City of Greenville. Due to its proximity to Greenville, combined with M-57 traffic volumes and nearby housing development, the OSC-1 District is anticipated to experience significant demand for future commercial use. The OSC-1 District is designed to accommodate large parcel development with particular emphasis on the use of the planned unit development techniques and the careful application of appropriate site design considerations.

SECTION 13.01 PERMITTED USES

The following uses are permitted by right:

- A. Accessory Buildings and Uses
- B. Art Gallery
- C. Bakery
- D. Eating and Drinking Establishment
- E. Financial Institution
- F. Government Building
- G. Indoor Recreation Facility
- H. Personal Service Establishment
- I. Place of Public Assembly, Small
- J. Professional Office
- K. Retail Establishment, Minor

SECTION 13.02 SPECIAL LAND USES

The following uses are permitted with special land use approval:

- A. Educational Facility
- B. Greenhouse
- C. Hotel/Motel
- D. Medical Office
- E. Open Air Business
- F. Place of Public Assembly, Large
- G. Retail Establishment, Major
- H. Solar Energy Systems, pursuant to Chapter 27

SECTION 13.03 SITE DEVELOPMENT REQUIREMENTS

All permitted uses and special land uses are subject to the following site development requirements, which shall be met and maintained in connection with any building or structure, or the enlargement of any building or structure:

Table 13.1. Office Service Commercial-1 District Regulations	
Dimensional Standard	OSC-1 District
Minimum Lot size Area	2 acres
Minimum Lot frontage Width	300 feet
Minimum Front Yard Setback	75 feet
Minimum Side Yard Setback (per side)	25 feet
Minimum Rear Yard Setback	25 feet
Maximum Building Height	35 feet
Maximum Lot Coverage	50%
Lot Depth to Width Ratio	4:1

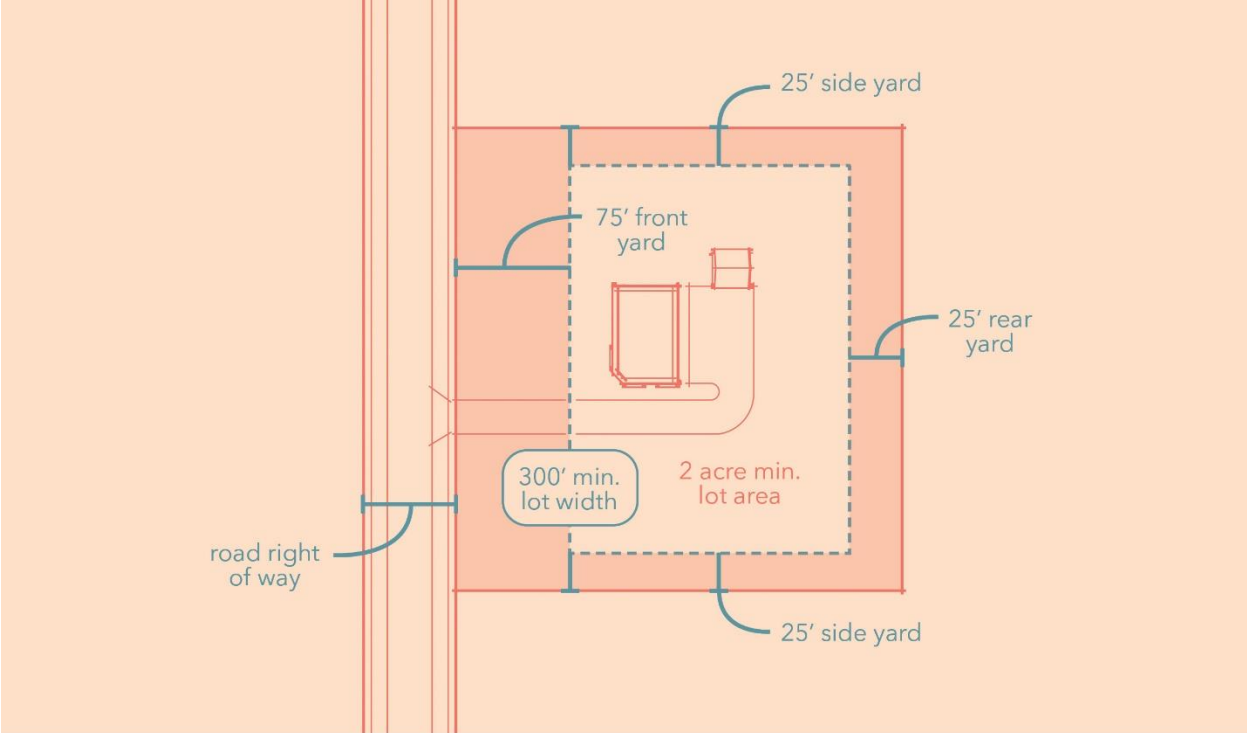


FIGURE 13.1 OSC-1 DISTRICT REGULATIONS