

Chapter 14. Office Service Commercial 2 District (OSC-2)

SECTION 14.00 PURPOSE

Office Service Commercial-2 (OSC-2) – The OSC-2 District encompasses a portion of the business area located on or near M-57 west of the City of Greenville. The OSC-2 District lies adjacent to the OSC-1 District, however, unlike the OSC-1 District, this District is designed to accommodate large parcel development with particular emphasis on the sale of automobiles, light trucks, and recreational vehicles. These uses presently exist along the M-57 corridor and are likely to continue into the future.

SECTION 14.01 PERMITTED USES

The following uses are permitted by right:

- A. Accessory Buildings and Uses
- B. Art Gallery
- C. Automobile Sales Facility
- D. Automobile Service and Repair Facility, Minor
- E. Bakery
- F. Eating and Drinking Establishment
- G. Financial Institution
- H. Funeral home
- I. Government Building
- J. Indoor Recreation Facility
- K. Medical Office
- L. Open Air Business
- M. Personal Service Establishment
- N. Place of Public Assembly, Small
- O. Professional Office
- P. Professional Service Establishment
- Q. Retail Establishment, Minor
- R. Small Wind Energy System (SWES)

SECTION 14.02 SPECIAL LAND USES

The following uses are permitted with special land use approval:

- A. Adult Day Care Facility
- B. Automobile Gasoline Station
- C. Automobile Wash

- D. Building Materials Sales and Storage
- E. Child Care Center
- F. Contractor’s Establishment
- G. Educational Facility
- H. Greenhouse
- I. Hospital
- J. Hotel/Motel
- K. Mini-Storage Facility
- L. Nursing Home
- M. Outdoor Storage Facility or Yard
- N. Permitted Uses with Drive Through Facilities
- O. Place of Public Assembly, Large
- P. Retail Establishment, Major
- Q. Solar Energy Systems, pursuant to Chapter 27

SECTION 14.03 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 14.1. Office Service Commercial-1 District Regulations	
Dimensional Standard	OSC-2 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

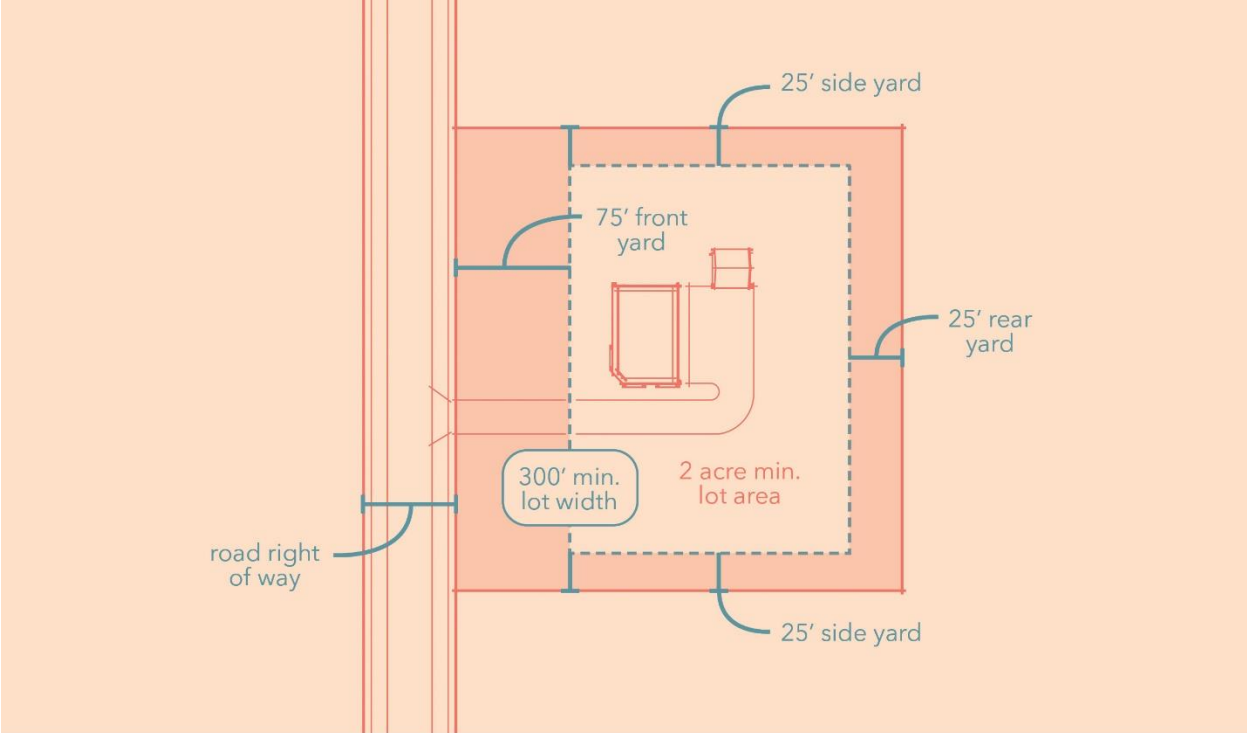


FIGURE 14.1 OSC-2 DISTRICT REGULATIONS

