

VILLAGE OF CARO ZONING ORDINANCE

ARTICLE 9 OS-1 OFFICE SERVICE DISTRICTS

Section 900 INTENT:

The OS-1 Office Service Districts are designed to accommodate uses such as offices, banks, and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.

Section 901 PRINCIPAL USES PERMITTED:

In an OS-1 Office Service District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales subject to the limitations contained below in Section 903 REQUIRED CONDITIONS.
2. Medical and dental offices, including clinics.
3. Facilities for human care such as hospitals, sanitariums, rest and convalescent homes.
4. Banks, credit unions, savings and loan associations, and similar uses; drive-in facilities as an accessory use only.
5. Personal service establishments including barber shops, beauty shops, and health salons.
6. Off-street parking lots.
7. Churches.
8. Other uses similar to the above uses.
9. Accessory structures and uses customarily incidental to the above permitted uses.

Section 902 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

1. Mortuary establishments subject to the conditions of Section 2502.15.
2. Publicly owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations, or gas regulator stations.
3. Overhead or underground lines and necessary poles and towers to be erected to service primarily those areas beyond the Village. Such review shall consider abutting property and uses as they relate to easements, rights-of-way, overhead lines, poles and towers and further, shall consider injurious effects on property abutting or adjacent thereto and on the orderly appearance of the Village. Essential services primarily for residents of the Village of Caro shall be subject to the provisions of Section 1901.

Section 903 REQUIRED CONDITIONS:

1. No interior display shall be visible from the exterior of the building.
2. The outdoor storage of goods or material is prohibited.
3. Warehousing or indoor storage of goods or material, beyond that normally incidental to the above permitted uses, is prohibited.

Section 904 AREA AND BULK REQUIREMENTS:

See ARTICLE 17 — SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.