

ARTICLE VII O, OFFICE DISTRICTS

PREAMBLE

The O Office Districts are designed to accommodate office uses. Office may be used as zones of transition between non-residential uses and major thoroughfares, and residential uses.

SECTION 700. PRINCIPAL USES PERMITTED:

In the O Office Districts no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided for 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 701, Required Conditions.
2. Medical offices and outpatient clinics. 24 hour emergency care facilities shall not be permitted in this district.
3. Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.
4. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as special land uses.

SECTION 701 SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and City of Auburn Hills:

1. Nursery schools, day nurseries and child care centers provided the following conditions are met:
 - A. Such facilities shall be located on major thoroughfares with an existing or proposed right-of-way of one hundred and twenty (120) feet.
 - B. Any area not used for parking in the front yard shall be kept in lawn, and landscaped in accordance with Section 1808.
 - C. Outdoor play areas shall be in the side or rear yard in the amount of one hundred (100) square feet for each child cared for, but at least a minimum of one thousand two hundred (1,200) square feet.
 - D. Whenever the school or center abuts a residential district, parking, drop off, and play areas shall be screened with an obscuring six (6) foot fence or wall, four foot six inch (4'6") high berm with landscaping in accordance with Section 1808, a twenty (20') foot wide greenbelt landscaped in accordance with Section 1808, or a combination of the above, whichever in the opinion of the Planning Commission and City Council, achieves the objective of screening and controlling noise levels.
 - E. Any other conditions which the Planning Commission and City Council deem necessary to assure that the residential character of the abutting neighborhood shall be maintained.
 - F. 24 hour facilities shall not be permitted abutting residential zoned property in this district.
2. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
3. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

SECTION 702. REQUIREMENTS FOR ALL USES:

All uses shall be subject to the following requirements:

1. The outdoor storage of goods or materials shall be prohibited regardless of whether or not they are for sale.

2. Warehousing or indoor storage of goods or material, beyond that normally incidental to the above permitted uses, shall be prohibited.
3. Illumination of the business, and all vehicular and loading traffic, shall be controlled or channeled so as to not allow glare into the adjacent residential district, and shall be subject to the requirements of Section 1810, Exterior Lighting.

SECTION 703. AREA AND BULK REQUIREMENTS:

See Article XVII, Scheduled of Regulations, limiting height and bulk of buildings.