

Article 8.

Office and Commercial

Conventional Zoning

Districts

Section 8.01 Purpose and Intent

- (A) **OS-1 Office/Service District.** The OS-1 Office/Service District accommodates a variety of business, professional, executive, and administrative office uses, sports or club buildings, and related activities, as well as a limited range of personal services. Uses in this district are to be located in close proximity to major streets and, by virtue of their relatively low level of intensity, unobtrusive hours of operation, and architecture, they may often serve as a transition between more intensive uses and residential uses.
- (B) **OS-2 Regional Office/Service District.** The OS-2 Regional Office/Service District provides a limited range of office and service activities along and near Rivertown Parkway. The district encourages office and certain service uses but discourages general commercial activities. Permitted uses are appropriate to allow a transition between residentially planned areas and the traffic and higher intensity uses along the Rivertown corridor. The regulations in this article ensure development will occur in a planned, coordinated fashion with regard to infrastructure and site use so as to protect the public health, safety, and general welfare; promote economic stability and growth; prevent the encroachment of uses incompatible with the character of the district; and promote the efficient movement of traffic.
- (C) **C-1 Commercial Neighborhood Business District.** C-1 Commercial Neighborhood Business District accommodates neighborhood shopping and personal service opportunities in close proximity to residential areas. The uses permitted in this district satisfy the need for nondurable convenience goods or personal services as demonstrated by the residential population in the immediate area. By encouraging the consolidation of neighborhood shopping and personal service uses in a limited number of locations, strip commercial development and the related impacts on traffic flow and resulting congestion are avoided.
- (D) **C-3 Commercial Highway District.** The C-3 Commercial Highway District serves the highway merchandising and servicing needs of Grandville and the surrounding area. These districts are found on regional and principal arterial streets, such as 28th Street and Chicago Drive.

(E) **C-4 Commercial Shopping Center District.** The C-4 Commercial Shopping Center District accommodates planned regional commercial centers that, by virtue of their size, service not only the city but also the surrounding market. Such commercial centers are characterized by a single major structure, along with an integrated or planned cluster of retail establishments served by a common parking area. This article facilitates shopping center development in a planned, orderly fashion, so as to protect the public health, safety, and general welfare, especially relative to vehicular and pedestrian traffic.

(F) **C-5 Commercial Freeway Interchange District.** The C-5 Commercial Freeway Interchange District accommodates a variety of uses that are appropriate to freeway interchange locations. Related regulations protect against uncontrolled development and optimize nonresidential land uses. All of this is accomplished while the immediate environment, both existing and proposed, is protected. The district also promotes rational urban design that provides community facilities or infrastructure, employment and retail opportunities, and services to the traveling public in a convenient and attractive manner and encourages creative and imaginative land use and design in a unique setting.

Section 8.02 Table of Uses

The following abbreviations apply to the table of uses for the Office and Commercial Zoning Districts:

P:	Permitted use: Land and/or buildings in this district may be used for the purposes listed by right.
SLU:	Special land use permit: Listed uses may be permitted by obtaining special land use approval, subject to the standards and procedures cited in Article 13 and any use restriction in Article 12.
NP:	Not permitted.

If a listed use is accompanied by a cross reference, see that article or section for additional requirements applying to that use.

Requirement	OS-1	OS-2	C-1	C-3	C-4	C-5	Additional Requirements
Accessory Uses							
Accessory buildings or uses that are customarily incidental to any of the allowed principal uses	P	P	P	P	P	P	—
Processing, packaging, assembly, and indoor storage of goods, incidental to the principal use	NP	NP	NP	P	SLU	P	—
Retail and service components that are accessory to a principal use, such as eyeglass sales, pharmacies, and similar	SLU	SLU	P	P	P	P	—
Drive up or drive through facilities accessory to any use, excluding those serving restaurants	NP	SLU	NP	SLU	SLU	SLU	Section 12.08
Solar arrays, rooftop	P	P	P	P	P	P	Section 12.26
Solar arrays, freestanding accessory	SLU	SLU	SLU	P	P	P	Section 12.26
Wind energy conversion systems (WECS) 50 ft. high or less/greater than 50 feet high	P SLU	P SLU	P SLU	P SLU	P SLU	P SLU	Section 12.30
Office and Service Uses							

Requirement	OS-1	OS-2	C-1	C-3	C-4	C-5	Additional Requirements
Banks and other financial services	P	P	P	P	P	P	—
Business services	P	P	P	P	P	P	—
Laundromats	NP	P	P	P	SLU	P	—
Medical, dental, and similar offices providing care on an outpatient basis	P	P	P	P	P	P	—
Medical, dental, and optical laboratories	P	P	SLU	P	P	P	—
Personal service establishments	P	P	P	P	P	P	—
Photographic and artistic studios	P	NP	P	P	P	NP	—
Professional offices	P	P	P	P	SLU	P	—
Retail Uses							
Regional shopping centers, not less than 300,000 square feet in gross leasable area	NP	NP	NP	NP	P	NP	—
Retail establishments: drugstores, hardware, novelties and gifts, books and music, video recording rental and sales, and similar stores	NP	NP	P ⁽¹⁾ SLU ⁽²⁾	P	P	P	Section 12.22
Retail food establishments: stores and markets selling groceries, baked goods, produce, dairy, meats, and similar	NP	NP	P ⁽¹⁾ SLU ⁽²⁾	P	P	P	Section 12.22
Restaurants, Entertainment, and Hospitality							
Banquet facilities	NP	SLU	NP	P	P	P	—
Hotels and motels	NP	NP	NP	P	SLU	P	—
Hotels, limited service	NP	SLU	NP	P	P	P	Section 12.13
Indoor recreation centers, health or fitness centers and sports training centers	P	P	P	P	P	P	Section 12.14
Licensed amusement and recreation establishments	NP	NP	NP	P	P	P	—
Restaurants, casual	NP	NP	P	P	P	P	Section 12.21
Restaurants, casual, with drive in or drive through facilities	NP	NP	SLU	SLU	SLU	SLU	Section 12.20
Restaurants, standard	NP	SLU	SLU	P	P	P	—
Theaters	NP	NP	NP	P	P	P	—
Automotive Related Uses							
Automobile service stations	NP	NP	SLU	P	NP	SLU	Section 12.03
Vehicle wash establishments	NP	NP	SLU	P	NP	SLU	Section 12.29
Automobile, boat, motorcycle, recreational vehicle, and truck dealerships	NP	NP	SLU	SLU	NP	SLU	Section 12.04
Vehicle and/or watercraft repair, minor	NP	NP	SLU	P	NP	SLU	Section 12.03

Requirement	OS-1	OS-2	C-1	C-3	C-4	C-5	Additional Requirements
Other Uses							
Child care centers	P	P	P	P	SLU	P	Section 12.05
Commercial schools, including art, beauty, music, dance and trade schools	P	P	P	P	SLU	SLU	—
Contractor or decorator showroom	NP	NP	NP	P	SLU	SLU	—
Funeral homes	SLU	P	SLU	P	NP	NP	—
Hospitals, 24-hour urgent care centers, and rehabilitation centers	SLU	SLU	SLU	SLU	SLU	SLU	Section 12.12
Laboratories and technology centers	SLU	SLU	SLU	SLU	SLU	SLU	—
Printing and publishing establishments	SLU	NP	NP	P	NP	NP	—
Processing, packaging, treatment, or assembly of products not manufactured on the site	NP	NP	NP	NP	NP	SLU	—
Public or municipal buildings	P	P	P	P	P	P	—
Public utility buildings and substations	P	NP	P	P	NP	NP	—
Nursing homes or group adult foster care facilities	NP	P	NP	NP	NP	NP	Section 12.16
Wireless telecommunication facilities	P SLU	P SLU	P SLU	P SLU	P SLU	P SLU	Section 12.30
Wholesale distribution uses	NP	NP	NP	P	SLU	SLU	—

Notes to Table 8.02:

- (1) Permitted by right in buildings of less than 25,000 square feet of gross floor area (GFA).
- (2) Allowed only as a special land use in buildings 25,000 square feet or greater GFA, but no more than 60,000 square feet GFA. See Section 12.22.