

OS Office Service District

The OS District is intended to provide areas appropriate for office and service uses. These areas allow business uses that do not include retail sales or industrial activity.

Permitted Uses in the OS District

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| <ul style="list-style-type: none"> • Agriculture • Boarding Houses • Bus/ Transit Station • Clinics/ Medical Offices • Business/ Trade Schools | <ul style="list-style-type: none"> • Day care accessory to business use (accessory) • Essential Services • Financial Institutions • Laboratories- medical, dental | <ul style="list-style-type: none"> • Offices • Public Parking Facility • Religious Institutions • Retail Shops and Services (accessory) • Wholesaling (accessory) |
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Accessory Uses in the OS District

Uses listed above, and below, as accessories are customarily incidental and clearly subordinate to the permitted or approved conditional use. Accessory uses are to be contained wholly within a lawfully erected principal building.

- Retail sales and personal services, including licensed therapeutic massage enterprises, customarily utilized by or essential to the accommodation of the traveling public but only when such uses are accessory to a hotel or motel, occupy no more than 15% of the principal building floor area, and included within the principal building.
- The following accessory uses are permitted to occupy no more than 15% of the principal building floor area of a medical and dental services primary use.
 - Retail sales of prescription and over the counter medicines, sickroom supplies, prosthetic devices, or items directly related to the medical or dental use.
 - Coffee shops and cafeterias.
 - Licensed therapeutic massage enterprises.
- The following accessory uses are permitted to occupy no more than 15% of the principal building floor area of an office, business, or professional services primary use.
 - Licensed therapeutic massage enterprises.
 - Barber shops and beauty shops.
 - Day care facilities
 - Coffee shops and cafeterias.

Conditional or Interim use Permit Allowances

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| <ul style="list-style-type: none"> • Convenience/ gas station • Day care • Financial Institutions w/ drive up • Hospitals | <ul style="list-style-type: none"> • Mortuaries, funeral homes • Motels, Hotels • Private Clubs • Restaurants- Class I- IV | <ul style="list-style-type: none"> • Schools • Towers- cellular and communication • Veterinary Clinic |
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District Requirements	Septic	Sanitary Sewer
Minimum District Size	5 acres	5 acres
Minimum Lot Size	2.5 acres	1 acre
Minimum Lot Width	150 feet	100 feet
Minimum Lot Depth	150 feet	100 feet
Max. Impervious Surf. Coverage	65%	80%
Max. Bldg. Footprint Coverage	25%	35%
Structure Height Limit	40 feet	40 feet

Setbacks

<u>Building</u>		<u>Parking</u>	
Street	50 feet	Street	20 feet
Side	15 feet	Side	10 feet
Rear	25 feet	Rear	10 feet
To Residential	75 feet	To Residential	20 feet

- Minimum lot size, width depth, etc. shall not include area of street easements, right-of-way or common area.
- Setbacks to street frontages shall be measured from the edge of the right-of-way as dedicated in conformance with City, County, or State requirements and the Dayton Comprehensive Plan.
- Side and Rear parking setbacks may be reduced to 0 feet when abutting another parking lot and covered by a joint access and circulation agreement between the two parcels, subject to the review and approval of the City.
- All new development shall be connected to municipal sewer and water.
- Finals Site and Building Plan approval is required prior to issuance of a permit for construction, expansion, or exterior remodeling.
- See Section 1001.13 Subd. 2 of the Dayton City Code for the Final Site and Building Plan requirements.
- See Section 1001.12 Subd. 2 of the Dayton City Code for the Sign Regulations.
- See Section 1001.12 Subd. 3 of the Dayton City Code for Parking Regulations
- See Section 1001.12, Subd 1 of the Dayton City Code for Other Performance Standards