

Introduced: May 7, 2018
First Reading: May 7, 2018
Second Reading: _____
Adopted: _____
Effective: _____

CITY OF MASON
OFFICE DISTRICT REGULATION

**AN ORDINANCE TO AMEND CHAPTER 94 – ZONING – BY ADDING
RESIDENTIAL USES TO O-1 GENERAL OFFICE AND O-2
SPECIALIZED OFFICE ZONING DISTRICTS**

THE CITY OF MASON ORDAINS:

Chapter 94 of the Mason City Code is hereby amended by adding residential uses to Sec. 94-131 and Sec. 94-132, which amended, article shall read as follows:

Chapter 94 Zoning

Sec. 94-131. 0-1: General office district

- (a) *Intent and purpose.* It is the primary purpose of this district to provide opportunities for business establishments that are predominantly comprised of professional offices, medical offices, administrative offices, and other businesses of a similar office character.
- (b) *Uses permitted by right.*
 - (1) Offices for attorneys, accountants, architects, engineers, and similar professions.
 - (2) Offices for financial institutions, real estate offices, insurance offices, investment brokers, credit reporting agencies, business management and consulting, information technology services and consulting, and similar business offices.
 - (3) Photographic studios.
 - (4) Professional services establishments providing human health care on an outpatient basis.
 - (5) Medical, optical and dental offices and laboratories.
 - (6) Offices for non-profit organizations, professional associations, labor unions, civic-social-fraternal organizations, political organizations, and religious organizations.
 - (7) Music, dance, or performing arts studios.
 - (8) Personal service establishments.
 - (9) Single family residences (refer to section 94-123)**
 - (10) Two-family residences (refer to section 94-124).**
- (c) *Permitted accessory uses.*
 - (1) Accessory uses and structures as defined in this chapter.
 - (2) Automatic teller machines (walk-up only).
- (d) *Uses authorized by special use permit.*
 - (1) Religious institutions and structures for religious worship (refer to section [94-192\(8\)](#)).
 - (2) Day care facility or foster care facility providing care for more than six but not more than 12 individuals in a state licensed residential facility, except adult foster care facilities for care and

treatment of persons released from or assigned to or at adult correctional facilities (refer to section [94-192\(8\)](#)).

- (3) Public buildings including nonresidential governmental, utility, or public service use excluding storage yards, transformer stations, and substations (refer to section [94-192\(8\)](#)).
- (4) Public or private educational structures or uses (refer to section [94-192\(8\)](#)).
- (5) Mortuaries and funeral homes (not including crematories).
- (6) Research, development, and prototype manufacturing.
- (7) Any use permitted in this district involving one or more structures that occupy, either individually or collectively, more than 15,000 square feet of gross floor area.
- (8) Multiple-family residences (refer to section 94-125).**

(e) *Development standards.* Any use of land or structures in this district shall comply with the general development standards of section [94-121\(c\)](#) of this chapter

Sec. 94-132. O-2: Specialized office district.

(a) *Intent and purpose.* It is the primary purpose of this district to provide in areas of a predominantly residential character, opportunities for office establishments which, because of the uses authorized and the required site development standards, are deemed compatible with such residential areas and which may be a benefit to such areas as a result of the services provided.

(b) *Uses permitted by right.*

- (1) Offices for professional practitioners in the component fields of medicine, dentistry, psychiatry, and psychology including practitioners committed to ministering to individual and community health. These offices can include group or clinical practice and therapeutic paramedical services.
- (2) Offices for the practice of law, professional services, business services, scientific endeavors, creative activities, and the operation of professional associations, societies, and institutes.

(3) Single family residences (refer to section 94-123).

(c) *Permitted accessory uses.* Accessory uses and structures as defined in this chapter.

(d) *Uses authorized by special use permit.*

- (1) Day care facility or foster care facility providing care for more than six but not more than 12 individuals in a state licensed residential facility, except adult foster care facilities for care and treatment of persons released from or assigned to or at adult correctional facilities (refer to section [94-192\(8\)](#)).

(2) Two-family residences (refer to section 94-124)

~~(2) Owner occupied single family residential use when attached to a permitted office use.~~

(3) Bed and breakfast (refer to section [94-192\(7\)](#)).

(4) Any use permitted in this district involving one or more structures that occupy, either individually or collectively, more than 15,000 square feet of gross floor area.

(e) *Development standards.* Any use of land or structures in this district shall comply with the general development standards of section [94-121\(c\)](#) of this chapter.

(f) *Uses specifically prohibited.* Consistent with the specialized purpose of this district, the following uses are specifically prohibited.

- (1) Veterinary clinics.
- (2) Hospitals, sanitariums, nursing homes, adult foster care large group home (13 to 20 individuals), and adult foster care congregate facility (more than 20 individuals).
- (3) Retail sales and services.
- (4) Personal services such as hair, cosmetic, and body care.

- (5) Materials processing such as photo labs, chemical and testing labs.
- (6) Mortuaries and funeral homes.
- (7) Any land use which produces noise, glare, vibration, or odor at the property line.
- (8) Any land use which generates vehicular and/or pedestrian movement in excess of that which is normally prevailing in the district or adjoining districts.

Sunset Provision. None.

Effective Date. This ordinance shall take effect immediately upon publication of the notice of adoption in a newspaper of general circulation within the city.

The foregoing Ordinance was moved for adoption by Council Member _____ and supported by Council Member _____, with a vote thereon being: YES () NO (), at a regular meeting of the City Council held pursuant to public notice in compliance with the Michigan Open Meetings Act, on the ____ day of _____, 2018. Ordinance No. 218 declared adopted this ____ day of _____, 2018.

Russell Whipple, Mayor

Sarah J. Jarvis, City Clerk