



**Overview**



**Legend**

- Municipalities
- Townships
- Roads**
- CITY/VILLAGE LOCAL
- CITY/VILLAGE MAJOR
- COUNTY LOCAL
- COUNTY PRIMARY
- FEDERAL TRUNKLINE
- STATE TRUNKLINE
- <all other values>
- Parcels
- Parcel Numbers

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Developed by **Schneider**  
 GEOSPATIAL



City of Dowagiac Zoning Map



Green: "Office Service"

101 Singer

SINGER AVE

WHITNEY AVE

742H

200

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**CHAPTER 8**  
**O-S OFFICE SERVICE DISTRICT**

**SECTION 8.1 INTENT**

The O-S Office Service District is intended to accommodate office uses, office sales uses and basic personal services, and to provide a transition and buffer between more intense zoning districts, and neighborhood areas. The Intent of the District is to foster areas of uses that are less intensive than retail areas; yet provide commerce opportunities close to neighborhoods. The preference in this area is to rehabilitate existing structures rather than demolition for new construction, as an extremely important part of the Intent of the O-S District is maintaining the residential character of the area. Stricter design standards may also be utilized in this District than seen in other areas. Complementary uses are also provided to enhance the character of the District.

**SECTION 8.2 PERMITTED USES**

No land and/or buildings in the O-S District shall be used, erected, altered or converted, in whole or in part, except for the following purposes by right:

- A. Office buildings for any of the following occupations:
  - 1. Executive, administrative, professional, real estate, accounting, drafting, and other similar professional activities.
  - 2. Medical and dental offices, including clinics, but not veterinary offices.
- B. Banks, credit unions, savings and loan associations, and other similar uses, exclusive of drive-through facilities.
- C. Personal service establishments conducting services on the premises, including barber and beauty shops, travel agencies, photographic studios, interior design studios, and other similar uses.
- D. Child Care Centers
- E. Municipal buildings, and public utility offices, but not including storage yards, transformer stations, exchanges or substations.
- F. Public parks
- G. Single-family or multi-family dwellings.
- H. Mixed residential and office or business uses.
- I. Accessory buildings, structures, and uses

**SECTION 8.3 SPECIAL LAND USES**

Land and/or buildings in the OS District may be used for the following purposes when approved by the Planning Commission in accordance with the requirements of Chapter 20.

- A. Funeral homes and mortuary establishments
- B. Banks, credit unions, savings and loan associations, and other similar uses as determined by the Zoning Administrator, having drive-through facilities.
- C. Churches
- D. Colleges and Universities
- E. Demolition of an existing structure.

**SECTION 8.4 SITE DEVELOPMENT REQUIREMENTS**

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements:

- A. Supplemental Regulations

Setbacks, Height, Area, & Lot Dimension Requirements	See Chapter 17
Special Land Uses, Site Plan Review	See Chapter 19, Section 19.1
Landscaping	See Chapter 19, Section 19.2
Parking	See Chapter 19, Section 19.3
Signs	See Chapter 19, Section 19.4

- B. All improved lots or parcels shall be served by public water and sewer.
- C. The outdoor storage of goods or materials is prohibited.
- D. Sidewalks shall be constructed on all sides of the property abutting a public street, in accordance with City standards.
- E. Outdoor common areas and associated amenities for employees, customers and/or residents shall be provided as appropriate and may include public trash receptacles, bike racks, seating areas, recreation areas, shade trees, bus stop turn-outs, and similar facilities.
- F. In order to ensure public safety, special pedestrian measures such as crosswalks, and other such facilities may be required for a development. The site circulation shall be

connected to existing or planned streets and pedestrian or bicycle pathways in the area as appropriate.

G. The essential residential character of an existing structure in the O-S District shall be maintained and may not be altered.

H. Any side of a building facing a public road shall be:

1. Comprised of at least thirty (30%) percent windows on each floor.
2. Comprised of at least fifty percent (50%) of the following materials for the remaining portions of the building:
  - a. Brick
  - b. Decorative concrete block
  - c. Cut stone
  - d. Horizontal clapboard siding
  - e. Commercial grade horizontal vinyl siding (at least .44 gauge.)
3. In no case shall vertical siding, sheet metal, cement board, or Efface be considered an acceptable building cover.