

SECTION 10.12 PROFESSIONAL OFFICE (PO) ZONE

- A. **PURPOSE:** This zone is established to provide for a low rise office environment accommodating individual office uses or small scale office developments.
- B. **PERMITTED USES:**
1. Banks and other financial institutions, including loan, savings, and finance companies
 2. Clinics - animal, medical, dental, optical, chiropractic, physical therapy and massage therapy
 3. Offices
 4. Off-street parking lots and/or garages
 5. Police and fire stations
 6. Post offices
- C. **ACCESSORY USES:**
1. Customary accessory structures and uses
 2. Fences and/or walls, as regulated by Article XIII of this ordinance
 3. Signs, as regulated by Article XIV of this ordinance
 4. Uses as listed below, included within and entered from within any office building as a convenience to the occupants thereof, their patients, clients, or customers providing that the accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays for any accessory uses shall be visible from outside the building:
 - a. Barber shops
 - b. Beauty shops
 - c. Coffee shops or refreshment stands
 - d. Medical or dental laboratories
 - e. News and confectionery stands
 - f. Prescription pharmacies
 5. Child care centers for the use of employees of the business operating and work at the business located within this zone. The operator of the day care center shall maintain a log book referencing the employee and employer and Child's name
- D. **CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following nor shall any of the following uses or any customary accessory buildings and uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment as set forth in Section 9.12.
1. Farmer's market, provided they are located adjacent to an arterial street



2. Free standing churches, synagogues, temples and other places of religious assembly, and other buildings for the purpose of religious worship, provided they are adjacent to an arterial street

E. AREA AND HEIGHT REGULATIONS:

1. Minimum Lot Area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum Lot Width At Building Setback Line - One hundred (100) feet
3. Minimum front Yard depth - Thirty (30) feet
4. Minimum Side Yard Width - Fifteen (15) feet
5. Minimum Rear Yard Depth - Twenty-five (25) feet
6. Maximum Building Height - Forty (40) feet
7. In the case of this zone, more than one principal structure, as defined herein, may be constructed on one lot

F. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:
No conditional building and/or use shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Lot Area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum Lot Width At Building setback Line - One hundred fifty (150) feet
3. Minimum Front, Side, And Rear Yards - Fifty (50) feet
4. Maximum Building Height - Forty (40) feet or three (3) stories

G. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI and XII of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
3. No lighting shall be permitted which would glare from any use located within this zone onto any street or into any adjacent property.
4. Screening areas and additional setbacks shall be provided in accordance with Section 9.15 of this ordinance.
5. No use producing objectionable odors, noise, or dust, shall be permitted within five hundred (500) feet from the boundary of any residential zone.
6. All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of off-street parking and loading and/or unloading areas, farmer's markets, and the outdoor play area of child care centers.
7. A school use may be permitted for grades kindergarten through 12th grade as an accessory use to the conditionally permitted use set forth in Subsection D., above.
8. A preschool program may be permitted as an accessory use to the conditionally permitted use set forth in Subsection D., above.
9. A development plan, as regulated by Section 9.17 of this ordinance, shall be required for any permitted use in this zone.

