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**SECTION 10.9 PO-1 (LOW RISE OFFICE PARK) ZONE**

- A. **STATEMENT OF INTENT:** The intent of this office park district is to create an area that will accommodate a wide variety of office uses (administrative, business, professional) in a campus setting that is relatively open in character. This area should be compatible with the Thomas More College campus and should provide land area for certain offices related to the St. Elizabeth Medical Center and/or to Thomas More College, or for certain offices requiring good general accessibility to the region.
- B. **USES PERMITTED**
1. Administrative offices, including public and semi-public, civic, educational, religious, or charitable organizations
  2. Banks and other financial institutions, including savings, loan, and finance companies
  3. Business offices provided that no retail trade is conducted with the general public and no stock of goods is maintained on the premises for sale to customers
  4. Libraries and museums
  5. Medical and dental clinics
  6. Medical laboratories
  7. Professional offices including offices for doctors, dentists, optometrists, opticians, lawyers, accountants, architects, engineers, planners, landscape architects, surveyors, insurance agents, advertising agencies
  8. Radio and television broadcasting studios
  9. Regional and metropolitan area headquarters offices
  10. Research and development laboratories
  11. Substance abuse treatment facilities, outpatient
- C. **CONDITIONAL USES**
1. Substance abuse treatment facilities, inpatient
- D. **ACCESSORY USES**
1. Customary accessory buildings and uses
  2. Fences and walls, as regulated by Article XIII of this ordinance
  3. Signs, as regulated by Article XIV of this ordinance
  4. Uses as listed below, as a convenience to the occupants thereof, their patients, clients, or customers, providing that the accessory uses shall not exceed fifteen (15) percent of the gross floor area of the permitted uses in the building:
    - a. Barber shop

- b. Beauty shop
- c. Coffee shop or refreshment stand
- d. Eating and drinking places, excluding drive-ins
- e. Medical supplies establishments
- f. News and confectionery stands
- g. Prescription pharmacy

E. AREA AND HEIGHT REGULATIONS

- 1. Minimum building site area - Three (3) acres. (In the case of this zone, more than one principal building, as defined herein, may be permitted to be constructed within the minimum building site area).
- 2. Minimum front yard depth - Fifty (50) feet.
- 3. Minimum side yard width - Thirty (30) feet.
- 4. Minimum rear yard depth - Forty (40) feet.
- 5. Maximum building height - Forty (40) feet or three (3) stories.
- 6. Maximum lot coverage - Thirty (30) percent of lot area.

F. OPEN SPACE AND LANDSCAPING

- 1. At least thirty (30) percent of the total building site shall be preserved in open space and not be used for building or parking purposes.
- 2. Any developed part of the office park land holding not used for structures, streets, parking and loading/unloading areas, shall be landscaped or otherwise approved, or if approved by the city, left in its natural state.

G. OTHER DEVELOPMENT CONTROLS

- 1. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way, or into any adjacent property.
- 2. Screening and landscaping shall be provided as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirements established for this zone.
- 3. A Conceptual Circulation Plan shall be required for any use permitted in this zone. Such Conceptual Circulation Plan shall include the layout of the entire area of the office park complex and shall take into consideration good design including internal and external pedestrian and vehicular access, and functional relationship of uses within the office park.
- 4. No use producing objectionable odors, noise, or dust, shall be permitted within five hundred (500) feet from the boundary of any residential zone.
- 5. 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.

6. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
7. Off-street parking may be permitted to extend into the minimum side and rear yards except when adjacent to residential zones and in the case of corner lots which must maintain minimum setback lines along the street frontage.
8. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.
9. All utilities must be underground in a new subdivision or development when transmission lines are extended or altered.