

SECTION 10.13 PO (PROFESSIONAL OFFICE BUILDING) ZONE**A. PERMITTED USES**

1. Banks and other financial institutions, including loan, savings and finance companies with drive - in windows
2. Bed and breakfast establishments
3. Clinics - medical or dental
4. Coffeehouse, which may include a drive-thru window, and abuts an arterial street
5. Off - street parking lots and/or garages
6. Offices
7. Police and fire stations
8. Post offices

B. 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, 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 of the accessory uses shall be visible from outside the building
 - a. Prescription pharmacies
 - b. Barber shops
 - c. Beauty shops
 - d. Medical and dental laboratories
 - e. News and confectionery stands
 - f. Eating establishments and taverns, excluding drive - ins

C. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter except in accordance with the following requirements:

1. Minimum Lot Area - Twenty two thousand five hundred (22,500) square feet, except for Bed and Breakfast Establishments which shall have a minimum lot area of ten thousand (10,000) square feet.
2. Minimum Lot Width at Building Setback Line - One hundred (100) feet, except for Bed and Breakfast Establishments which shall have a minimum lot width at building setback line of ninety (90) feet.
3. Minimum Front Yard Depth - Forty (40) feet.

4. Minimum Side Yard Width - Fifteen (15) feet.
5. Minimum Rear Yard Depth - Forty - five (45) feet.
6. Maximum Building Height - Fifty (50) feet.

D. OTHER DEVELOPMENT CONTROLS

1. Off - street parking and loading and/or unloading 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 this zone onto any dedicated street, or into any adjacent property.
4. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
5. A site plan, as regulated by Section 9.19 of this ordinance shall be required for any use in this zone.
6. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
7. 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.
8. All utilities must be underground when new development occurs.