

SECTION 10.20 PO-1 (PROFESSIONAL OFFICE - ONE) ZONE

- A. **PURPOSE:** To allow appropriate non-residential uses to integrate with single-family dwellings, while preserving the residential character of the buildings in the zone, and not interfering with existing dwellings in adjacent zones.
- B. **PERMITTED USES**
1. Bed and breakfast establishments
 2. Police and fire stations
 3. Professional offices
 4. Single-family dwellings
- C. **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
- D. **AREA AND HEIGHT REGULATIONS:** No buildings shall be structurally altered or demolished hereafter, in such way that as observed by a reasonable person, it would contrast or conflict with the residential architectural style and accessory uses that now exist in this zone, however, all approved alterations shall be in accord with the following requirements:
1. Minimum Lot Area - Six thousand five hundred (6,500) 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 - Fifty (50) 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 - Thirty (30) feet.
 4. Minimum Side Yard Width - Total: Fifteen (15) feet; One Side: Five (5) feet, zero (0) if abutting a PO or PO-1 zone.
 5. Minimum Rear Yard Depth - Fifty (50) feet.
 6. Maximum Building Height - Thirty-five (35) feet.
 7. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot
- E. **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. Parking may be permitted on street, provided a study is prepared by the owner or operator

- in compliance with Section 11.2, H., and it is determined that the on street parking will not over burden the area.
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. Screening and landscaping shall be in compliance with 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 this 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 shall be underground when new development occurs.
 9. For the purposes of minimum size of new zones per Article XVII.F the area of an abutting PO zone may be included with the PO-1 zone to meet minimum area requirements.