

**SECTION 10.21 PO-2 (PROFESSIONAL OFFICE BUILDING) ZONE****A. PERMITTED USES**

1. Banks and other financial institutions, including savings, loan, and finance companies with drive-in windows
2. Clinics - medical or dental
3. Off-street parking lots and/or garages
4. Offices
5. Police and fire stations
6. Post offices
7. Sit down restaurants and taverns (including drive-thru facilities but excluding drive-in facilities) within a free standing building, provided all the following conditions, and other applicable sections of this ordinance, are met:
  - a. The total development, including principal and accessory uses, comprises a minimum building site of three (3) acres
  - b. Such sit down restaurants and taverns as specifically permitted herein shall include all of the following:
    - (1) Provides tableside waiter/waitress service
    - (2) Payment for services by patrons shall generally be made after food has been consumed
    - (3) Patrons shall not generally order food at a cash register prior to consumption
    - (4) Menus shall be generally distributed to patrons before they eat
    - (5) Food servings to patrons shall generally be made using non – paper and/or non – plastic items (i.e., china, glassware, silverware and/or similar type items shall be used)
    - (6) Shall not be classified as a “limited – service” (Fast Food) type restaurant as identified by the National Restaurant Association
  - c. A pedestrian and vehicular pedestrian plan in accordance with Section 11.0, H., of this ordinance, is submitted and approved by the zoning administrator. Said plan shall provide for the safe movement of vehicular and pedestrian traffic to and from and within the site
  - d. Such an accessory use shall be developed only in conjunction with a principally permitted use (except off-street parking lots and/or garages) and shall not exceed forty-nine (49) percent of the gross floor area of the permitted use(s)

- e. Signs are provided in accordance with the requirements of Section 14.7, as it applies to the Professional Office Zone.

## 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. Except as herein provided, 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, provided that the accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building(s) and no exterior advertising displays for any of the accessory uses shall be visible from outside the building:
  - a. Barber shops
  - b. Beauty shops
  - c. Coffee shops or refreshment stands
  - d. Eating and drinking places, excluding drive-by windows and drive-in facilities
  - e. Medical or dental laboratories
  - f. News and confectionery stands
  - g. Prescription pharmacies

## C. 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 for the first two (2) stories, plus ten (10) feet for each additional story up to and including ten (10) stories, plus five (5) feet for each story in excess of ten (10) stories
4. Minimum side yard width - Fifteen (15) feet
5. Minimum rear yard depth - Twenty-five (25) feet
6. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot

## 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 materials, supplies, or products shall be permitted in this zone.
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 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 requirement established for this zone.
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 any new development occurs.
9. No outdoor storage of any waste materials shall be permitted in this zone, except within enclosed containers.
10. Business buildings within this zone may outline the top of the building on three (3) sides with a single strand of LED building accent lights.
11. No lighting shall be permitted that would glare from this zone onto any street or into any residential zone
12. No Animated, projecting, revolving, and moving lights, including those which create the appearance of animation, projection, revolving, or movement, or utilize flashing or intermittent lights, or lights of changing degrees of intensity shall be permitted.