
SECTION 10.22 PO-3 (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. Luxury new car dealerships (ex., Mercedes, Lexus, etc.)
4. Off-street parking lots and/or garages
5. Offices
6. Police and fire stations
7. 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, provided 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. Barber shops
 - b. Beauty shops
 - c. Coffee shops or refreshment stands
 - d. Eating and drinking places (excluding drive-by window and drive-in facilities)
 - e. Medical or dental laboratories
 - f. News and confectionery stands
 - g. Prescription pharmacies
5. Uses as listed below, only in conjunction with a luxury new car dealership, provided that the accessory uses shall not exceed forty-nine (49) percent of the gross floor area of the permitted use:
 - a. Luxury automobile service departments associated with the primary dealership. All service shall be within the dealership building.
 - b. Pre-owned luxury car sales controlled by, and associated with, the primary luxury dealership.

C. AREA AND HEIGHT REGULATIONS: No building 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 (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, with the exception of the outdoor display of vehicles as part of a luxury car dealership.
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 and the outdoor display of vehicles as part of a luxury car dealership.
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.