

**SECTION 10.15 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. Clinics - medical and dental
3. Day care facilities
4. Health clubs with indoor and outdoor court facilities
5. Offices
6. Off-street parking lots and/or garages
7. Police and fire stations
8. Post offices
9. Schools, for the purpose of career education

**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. Barber shops
  - b. Beauty shops
  - c. Coffee shops or refreshment stands
  - d. Eating and drinking places
  - e. Medical and dental laboratories
  - f. News and confectionery stands
  - g. Prescription pharmacies
5. Electro-mechanical games - being defined as electro-mechanical pin ball machines and video games specifically designed, constructed, set up, and kept to be played for amusement only.

**C. CONDITIONAL USES:** The following uses, or any customary accessory buildings or uses, in connection therewith, subject to the approval of the board of adjustment, as set forth in this Section 10.13, C. and in Sections 18.5 and 18.7 of this ordinance.

1. Restaurants, excluding drive-ins

2. Outdoor dining, in connection with a restaurant, provided that such area meets the following minimum requirements:
    - a. Such area shall be designed to clearly identify the limits of the outdoor dining area, which shall not include any drive-thru facility.
    - b. Such area shall not exceed twenty-five (25) percent of the maximum seating capacity of the indoor dining area.
    - c. Entertainment, music, and sound amplifying systems shall not be permitted within the outdoor dining area.
    - d. Such area shall not be permitted to locate within any minimum required front, side, or rear yard.
    - e. Outdoor dining areas shall be operated no later than ten (10) o'clock p.m. on Sunday through Thursday inclusive, and no later than eleven (11) o'clock p.m. on Friday and Saturday.
  3. Barber and beauty shops
- D. 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.
  4. Minimum Side Yard Width - Fifteen (15) feet plus five (5) feet for each additional story.
  5. Minimum Rear Yard Depth - Twenty-five (25) feet plus eight (8) feet for each additional story.
  6. Maximum Building Height - Eighty (80) feet.
  7. In the case of this zone, more than one principal building, as herein defined, 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.
  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 or 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, the outdoor play areas of day care facilities, and outdoor dining facilities.