

**SECTION 10.17 PO PROFESSIONAL OFFICE BUILDING) ZONE:****A. USES PERMITTED:**

1. Animal clinics, excluding outside runs
2. Banks and other financial institutions, including loan, savings, and finance companies
3. Clinics – medical or dental Offices
4. Computer store – service
5. Florists
6. Massage therapist clinic
7. Offices
8. Off–street parking lots and/or garages
9. Opticians
10. Police and fire Stations
11. Post offices
12. Prescription pharmacy

**B. ACCESSORY USES:**

1. Customary accessory buildings and uses
2. Fences and Walls as regulated by Article XI of this ordinance
3. Signs as regulated by Article XIV of this ordinance
4. Uses as listed below as a convenience to the occupants thereof, their patients, clients, or customers provided that the accessory uses shall not exceed fifteen (15) percent of the gross floor area of each permitted use in the building. The total of all accessory uses shall not exceed forty-five (45) percent:
  - a. Barber shop
  - b. Beauty shop
  - c. Coffee shops or refreshment stands
  - d. Eating establishments and taverns
  - e. Medical or dental laboratory
  - f. News and confectionary stands
5. Eating and drinking places as an accessory use are permitted to locate outside an office building within a free standing building, provided all of 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. A pedestrian and vehicular circulation plan, in accordance with Section 12.0. L. 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 within the site

- c. Such an accessory use shall be developed only in conjunction with a principally permitted use (except off-street parking lots and/or acres) and shall not exceed twenty-five percent (25%) of the gross floor area of the permitted use(s)
  - d. Signs are provided in accordance with the requirements of Section 1.7, as it applies to the General Commercial Zone
  - e. Where such an accessory use is abutting 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
- C. **CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory building or uses be permitted until and unless the location of said use have been applied for and approved by the Board of Adjustment as set forth in Section 9.14 of this ordinance.
- 1. Barber Shop and Beauty Salon
  - 2. Consignment shop
  - 3. Drug Store
  - 4. Dry Cleaning and Tailor shop, (drop off and pick up only)
  - 5. Interior decorator – studio and design services
  - 6. Medical and Dental Laboratory
  - 7. Nursery School
  - 8. Photography Studio
- D. **AREA AND HEIGHT REGULATIONS:**
- 1. Minimum Lot Area – Fifteen thousand (15,000) square feet
  - 2. Minimum Lot Width at Building Setback Line – One hundred (100) feet
  - 3. Minimum Front Yard Depth - Thirty (30) feet
  - 4. Minimum Side Yard Width - Fifteen (15) feet
  - 5. Minimum Rear Yard Depth - Twenty-five (25) feet
  - 6. Maximum Building Height – No building shall exceed forty (40) feet or three (3) stories in height unless such building is set back from the street right-of-way line a distance of not less than one-half (1/2) its height and is set back from all other property lines a distance of fifteen (15) feet from side yard and twenty-five (25) feet from rear yard, plus two (2) feet on each side and rear yards for each foot of height in excess of forty (40) feet. In addition to the above requirements any such building shall provide a pad to support a fire truck within twenty (20) feet of said building
- E. **OTHER DEVELOPMENT CONTROLS:**

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XII and XIII 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 street, road, highway, deeded right-of-way, or into any adjacent property
4. Screening areas and additional setbacks shall be provided in accordance with Section 9.17 of this ordinance
5. A development 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 any building 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