SECTION 10.15   PO (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.   Eating and drinking establishments (excluding drive-in, carry-out, or in-car service) in accordance with the following requirements:
   a.   One eating and/or drinking establishment shall be permitted as a principal use for each five (5) acres of land zoned PO
   b.   The eating and/or drinking establishment (including off-street parking areas) shall not exceed twenty-five (25) percent of the minimum tract for development
3.   Off-street parking lots and/or garages
4.   Offices
5.   Police and fire stations
6.   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 fifteen (15) 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 or dental laboratories
   f.   News and confectionery stands
   g.   Prescription pharmacies

C.   AREA AND HEIGHT REGULATIONS:   No building shall be erected or structurally altered hereafter except in accordance with the following regulations:
1. Minimum tract for professional office development - Five (5) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout.

2. Minimum lot area within minimum tract - Twenty-two thousand five hundred (22,500) square feet.

3. Minimum lot width at building setback line - One hundred (100) feet.

4. Minimum front yard depth - Thirty (30) feet.

5. Minimum side yard width - Fifteen (15) feet.


7. Maximum building height - Forty (40) feet.

8. In the case of this zone, more than one principal building, as herein defined, 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 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 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.