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**SECTION 10.12 PO (PROFESSIONAL OFFICE BUILDING) ZONE**

A. PURPOSE: This zone is established to provide for a low rise office environment accommodating individual office uses or small scale office developments.

B. PERMITTED USES

1. Banks and other financial institutions, including loan, savings, and finance companies.
2. Clinics – medical or dental
3. Offices
4. Off–street parking lots and/or garages
5. Police and fire Stations
6. Post offices

C. ACCESSORY USES

1. Customary accessory structures and uses
2. Fences and/or 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 accessory uses shall be visible from outside the building:
  - a. Barber shops
  - b. Beauty shops
  - c. Cleaning services, including laundries and dry cleaning
  - d. Coffee shops or refreshment stands
  - e. Child care centers
  - f. Eating establishments and taverns
  - g. Medical or dental laboratories
  - h. News and confectionery stands
  - i. Prescription pharmacies

D. AREA AND HEIGHT REGULATIONS:

1. Minimum building site area for office park development - Five (5) acres
2. Minimum lot area - 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

6. Minimum rear yard depth - Twenty-five (25) feet
7. Maximum building height - Forty (40) feet
8. In the case of this zone, more than one principal structure, as defined herein, may be constructed on one lot
9. In the case of this zone, more than one principal structure, as defined herein, may be constructed within the minimum building site area.

E. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI 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 any use located within this zone onto any dedicated street or into any adjacent property.
4. No use producing objectionable odors, noise, or dust, shall be permitted within five hundred (500) feet from the boundary of any residential zone.
5. Where any side and/or rear yard or any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
6. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
7. A development plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.