

ARTICLE XV
Professional Office Zone (PO)

§ 150-117. Purpose.

This district provides opportunity for a wide range of office uses that are protected from other commercial activities. These districts are conveniently located amid proposed residential areas and along major roads. In addition, this zone can be used as a transitional land use separating residential zones with different permitted densities. Lastly, this zone accommodates various medical and care facilities, thereby acknowledging a trend toward such uses which are evolving along Kenneth Road. Unless otherwise noted, this zone shall be considered a commercial zone.

§ 150-118. Permitted uses.

Permitted uses shall be as follows:

- A. Offices (business and professional).
- B. Medical and dental clinics.
- C. Alternative therapy office. [Added 6-28-2001 by Ord. No. 01-03]
- D. Nursing, rest or retirement homes. (See § 150-343.) [Added 6-28-2001 by Ord. No. 01-03]
- E. Hospitals. (See § 150-333.) [Added 6-28-2001 by Ord. No. 01-03]
- F. Banks and similar financial institutions. (See § 150-313.) [Added 6-28-2001 by Ord. No. 01-03]
- G. Zoning lot reduction. (See § 150-357.) [Added 6-28-2001 by Ord. No. 01-03]
- H. Commercial day-care facilities. (See § 150-321.) [Added 6-28-2001 by Ord. No. 01-03]
- I. Public buildings, including firehouses. (See § 150-345.) [Added 6-28-2001 by Ord. No. 01-03]
- J. Churches and related uses. (See § 150-319.) [Added 6-28-2001 by Ord. No. 01-03]
- K. Funeral homes. (See § 150-327.) (Added 10-22-1992 by Ord. No. 92-15)
- L. Forestry. [Added 6-28-2001 by Ord. No. 01-03]
- M. Accessory uses customarily incidental to the above permitted uses.

§ 150-119. Reserved¹

§ 150-120. Special exception uses.

Subject to the general criteria listed in § 150-302D, special exception uses shall be as follows: [Amended 6-28-2001 by Ord. No. 01-03]

- A. Public utilities. (See § 150-346.)
- B. A communications antenna mounted on an existing public utility transmission tower, building or other structure, and a communications equipment building. [Added 4-9-1998 by Ord. No .98-06]

§ 150-121. Minimum lot area.

Unless otherwise specified, each use within this zone shall have a minimum lot size of 30,000 square feet.

§ 150-122. Minimum lot width.

Minimum lot width shall be 150 feet.

§ 150-123. Minimum setback requirements.

Minimum setback requirements for principal and accessory uses shall be as follows:

- A. Front yard setback. All buildings and structures, except permitted signs, shall be set back at least 35 feet from the street right-of-way; off-street parking lots and loading area shall be set back a minimum of 25 feet from the street right-of-way.
- B. Side yard setbacks. All buildings and structures shall be set back at least 15 feet from the side lot lines. Off-street parking lots and loading areas shall be set back at least 10 feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one (1) of the side yard setbacks can be waived solely for parking facilities.
- C. Rear yard setback. All buildings, structures, off-street parking lots and loading areas shall be set back at least twenty-five (25) feet from the rear lot line.
- D. Residential buffer strip. Any lot adjoining land within a residential zone shall maintain a twenty-five-foot setback for building structures, off-street parking lots and loading areas from the residentially zoned parcels. Such area shall be used for a landscape strip.

¹ Editor's Note: Former § 150-119, Conditional uses, was repealed 6-28-2001 by Ord. No. 01-03.

§ 150-124. Maximum permitted height.

Maximum permitted height shall be twenty-five (25) feet, except that an additional foot of permitted height [to a maximum of thirty-five (35) feet] shall be permitted for each additional foot of required setback from all property lines.

§ 150-125. Outdoor storage.

No outdoor storage is permitted.

§ 150-126. Off-street loading.

Off-street loading shall be provided as specified in Article XXV of this chapter.

§ 150-127. Off-street parking.

Off-street parking shall be provided as specified in Article XXIV of this chapter.

§ 150-128. Signs.

Signs shall be permitted as specified in Article XXVII of this chapter.

§ 150-129. Maximum lot coverage.

Maximum lot coverage shall be sixty percent (60%).

§ 150-130. Multiple permitted uses.

Multiple permitted uses may be located in one (1) building located on one (1) lot of land.
[Added 6-28-2001 by Ord. No. 01-03]

§ 150-131. Screening.

A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See Article XXVI.)

§ 150-132. Landscaping.

- A. Any portion of the site not used for buildings, structures, parking compounds, loading areas and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. A minimum twenty-foot-wide landscape strip shall be provided along all front and rear lot lines.

- B. A minimum ten-foot-wide landscape strip shall be provided along a side lot line, except that when joint parking facilities are shared by adjoining uses, this side yard landscape strip can be waived for that portion of the site occupied by the joint parking lot. (See Article XXVI.)

§ 150-133. Dumpsters.

Dumpsters used for domestic garbage may be permitted within the side or rear yard, provided that such dumpsters are screened from any adjoining roads and properties. All dumpsters shall be set back thirty-five (35) feet from any adjoining residentially zoned properties and ten (10) feet from all other lot lines.