

CHAPTER 9 PO PROFESSIONAL OFFICE DISTRICT

SECTION 9.1 PURPOSE

The Professional Office District is designed to accommodate various types of office uses performing administrative, professional, and personal services. These are typically small office buildings which can serve as a transitional use between the more intensive uses of land such as major thoroughfares or commercial districts and the less intensive uses of land use as single- or two-family residential.

SECTION 9.2 PRINCIPAL PERMITTED USES (amended 3/08, 8/10)

In the PO District, no uses shall be permitted unless otherwise provided in this Ordinance except the following:

- A. Business and private schools operated completely within an enclosed building.
- B. Public, parochial or private elementary, intermediate and/or high schools offering courses in general education.
- C. Churches and other facilities normally incidental thereto.
- D. Financial establishments such as banks, credit unions, savings and loan associations, with drive-in windows.
- E. Funeral homes or mortuaries.
- F. Health and fitness facilities, including indoor tennis, paddle ball, or racquetball courts.
- G. Home occupations in nonconforming single family dwellings, in accordance with the requirements of Section 3.8.
- H. Medical or dental clinics.
- I. Municipal, state or federal administrative or service buildings, provided that such buildings shall be located not less than twenty (20) feet from a Residential District.
- J. Professional offices.
- K. Mixed uses, including office and residential uses, when located within a single structure, provided that:
 - 1. Residential uses are not on the same floor or story as the office or commercial uses.
 - 2. Residential uses have a separate entry apart from the office uses.
- L. Personal service establishments.
- M. Public utility buildings, not including storage yards.
- N. Accessory buildings and uses customarily incidental to the Principal Permitted Uses and Special Land Uses in accordance with the requirements of Section 3.4.
- O. Public Buildings and Uses.

SECTION 9.3 SPECIAL LAND USES

Land and/or buildings in the PO District may be used for the following subject to approval by the City Commission as a Special Land Use in accordance with the procedures of Chapter 15.

- A. Accessory restaurants, convenience stores, and drug stores, only when operated as part of medical offices and located within the building to which it is accessory.
- B. Office developments of two (2) or more freestanding main buildings within a single development.
- C. Veterinary clinic.

SECTION 9.4 DISTRICT REGULATIONS

- A. Site Plan Review is required in accordance with Chapter 14.
- B. Parking is required in accordance with Chapter 16.
- C. Signs are permitted in accordance with the requirements of Chapter 18.
- D. No main building, structure, or principal use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 15 for additional requirements for Special Land Uses.)

PO DISTRICT REQUIREMENTS		
MINIMUM YARD REQUIREMENTS	FRONT	None
	SIDE	None
	REAR	None
MAXIMUM BUILDING HEIGHT		35 ft. or 2½ stories
MAXIMUM LOT COVERAGE		None
MINIMUM LOT REQUIREMENTS	AREA	None
	WIDTH	None

- E. Site Design Requirements:
 - 1. Mechanical equipment and service areas shall be visually screened from adjacent properties, public roadways, or other public areas. Architectural designs for buildings shall include design features to contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards.

2. Walls visible from a public street shall be designed using architectural features and landscaping (abutting the building) for at least fifty percent (50%) of the wall length.
3. Other walls shall incorporate architectural features and landscaping for at least thirty percent (30%) of the wall length.
4. On-site landscaping shall abut the walls so that the vegetation combined with the architectural features significantly reduce the visual impact of the building mass as viewed from the street.
5. Exterior colors shall be of low reflectance, subtle, neutral or earth tone colors. High intensity colors such as black, neon, metallic or fluorescent for the facade and/or roof of the building are prohibited except as approved for building accents.