

12.6.7 P0-1 Professional Office Zone

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12.6.7.1 Purpose and Zone Characteristics

The PO-1 Professional Office Zone is established to provide areas within the City for hospitals and other medical services, office buildings and other professional services. The PO-1 Zone is intended to have limited commercial and retail services directly related to the primary use of the zone. Rezoning to the PO-1 Zone should be carefully reviewed to ensure compatibility with existing development and neighborhoods.

12.6.7.2 Permitted, Conditional and Accessory Uses

Permitted Uses

The following land use types are permitted uses in the PO-1 Professional Office Zone. Unless specifically listed, any other use is not a permitted use in the zone. Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in this ordinance.

1. Hospitals and medical clinics, laboratories
2. Veterinary clinics and services (no outside facilities)
3. Professional office buildings
4. Pharmacies
5. Travel agencies
6. Financial, insurance, and real estate services
7. Business services
8. Public or private utilities and maintenance facilities

Conditional Uses

The following list of land use types are allowed as conditional uses in the PO-1 Zone. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with Section 12.13 of this ordinance.

1. Religious buildings and structures
2. Ground story retail and commercial businesses
3. Public uses (*amended 10/8/2002 Ord. 2002-12*)

Accessory Uses

The following list of land use types are allowed as accessory uses in the PO-1 Zone. Unless specifically listed, any other use is not allowed as an accessory use in the zone. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this Section.

1. Storage facilities for machinery and equipment as an accessory use to a permitted or conditional use.

12.6.7.3 Lot Area

The minimum parcel size allowed in the PO-1 Zone shall be one half (1/2) acre and shall be in single ownership or single control.

12.6.7.4 Lot Width

Each parcel in the PO-1 Zone shall maintain a width no less than one hundred (100) feet in the required front setback area.

12.6.7.5 Lot Frontage

Each parcel in the PO-1 Zone shall abut a public street, or private street if approved by the City Council, for a minimum distance of one hundred (100) feet.

12.6.7.6 Setback Requirements

The following minimum setback requirements shall apply in the PO-1 Zone. Each setback is measured from the property line of the lot or parcel.

1. Front setback - Each lot or parcel in the PO-1 Zone shall have a minimum front setback of thirty-five (35) feet.
2. Side setback - Each lot or parcel in the PO-1 Zone, unless otherwise noted below, shall have a minimum side setback of twenty (20) feet.
 - a. Side setback for corner lot - Each corner lot or parcel in the PO-1 Zone shall have a minimum setback on all areas of road frontage of twenty-five (25) feet.
 - b. Side setback for driveway - Each side setback, when used for access to a garage, carport, or parking area shall have a minimum setback of twenty (20) feet and shall be hard surfaced.
 - c. Side setback for accessory building - The side setback for any permitted accessory building shall have a minimum side setback of fifteen (15) feet.