

SECTION 32 – PROFESSIONAL OFFICE 40

32.1 Permitted Uses

- 32.1.1 Any use permitted in a Residence District.
- 32.1.2 Professional office is when such use occupies not more than 2,500 square feet of floor area, subject to securing approval of a Site Plan from the Planning and Zoning Commission in accordance with Section 51.
- 32.1.3 Professional office is when such use occupies more than 2,500 square feet of floor area, subject to the securing of a Special Exception from the Planning and Zoning Commission in accordance with Section 52, and site plan approval in accordance with Section 51.
- 32.1.4 The following accessory uses, when clearly subordinate and subsidiary to the uses permitted in Subsections 32.1.1, 32.1.2 and 32.1.3 of this Section and in accordance with the provisions of Section 8.
- A. Off-street parking and loading, as provided in Section 62;
 - B. Storage within a permanent structure;
 - C. Outdoor storage enclosed by buildings, fences or walls so as to effectively screen the storage area from any other lots or from any street; and shall not extend into the area required for setback from a property line, street line or residence district boundary line; and shall not exceed 5% (five percent) of the lot area nor 4,000 (four thousand) square feet, whichever is greater;
 - D. Vehicular access;
 - E. Electric, telephone, gas, water, sanitary sewer, sewage treatment facilities, storm drains, other utilities and outdoor lighting;
 - F. Landscape material and features permanently maintained; and any area not covered by a building or structure, or paved, shall be landscaped with trees, shrubs, lawns or left in a natural state if already wooded. Site development shall preserve major trees and existing landscape features wherever possible. Along and adjacent to any Residential District boundary line, a strip of land not less than fifty (50) feet in width in a Commercial District shall be landscaped with trees and shrubs to effectively screen the commercial or industrial development from the residential district.

G. Signs, as provided in Section 63.

32.2 **Special Criteria**

32.2.1 A Professional Office 40 District shall be adjacent two or cross a street from a CA-40 District unless it results from rezoning such a CA-40 District. A Professional Office 40 District, when located across the street from a CA-40 District, shall not significantly extend beyond a point opposite a zone boundary line between a CA-40 or a PO-40 and a residential district across said street.

32.2.2 A Professional Office 40 District shall be located on a State Highway.

32.2.3 Existing buildings converted to Professional Offices shall retain their residential appearance on the exterior, but need not conform to the minimum floor area requirements of Section 11.

32.2.4 The site and all buildings and additions erected shall be of non-commercial appearance so as to blend with adjoining residential areas.

32.2.5 The Commission may grant a Special Exception for a building in excess of 10,000 square feet only if it finds that the design, shape, location on the lot, materials and landscaping adequately minimize the size so that its presence will enhance the value and enjoyment of the adjacent residential areas rather than detract from such value and enjoyment.

32.3 **Site Plan**

32.3.1 Prior to approval of any application for a CERTIFICATE OF ZONING COMPLIANCE for a use permitted under this section, a site plan shall be submitted and approved in accordance with provisions of Section 51.

32.4 **Special Exception Uses**

32.4.1 Day Nurseries, subject to the Special Standards of Section 52 and site plan approval as required above.

32.4.2 Accessory Uses customary with an incidental to any aforesaid Special Exception Use.