

15-04-03 Standards Applicable to General Commercial Zone Classifications.

K. Professional Office District

1. **Purpose.** The Professional Office (PO) zone is established to provide an area for professional and business offices, non-retail services, and other uses not including merchandising, warehousing, and manufacturing with business hours consistent with those of contiguous property. Developments adjacent to residential areas shall have a residential look to enhance compatibility. Developments adjacent to commercial zones shall act to buffer less dense residential development or districts.
2. **Site Plan Review.** Review of all site plans in the PO Zone is required by the Planning Commission according to the standards outlines in the Site Plan Review section of this Title.
3. **Building Height.** At the minimum setback line, building height shall not exceed twenty [25] feet, as measured from average grade to the peak of the roof. Upon special approval of the Planning Commission, actual building height may exceed the height limitation if required building setbacks (front, side, and rear) are increased by a ratio of one [1] foot of height for every two [2] feet of additional setback. The height may be increased up to a maximum of fifty [50] feet at the peak of the roof. If special approval is requested, the Planning Commission shall require compliance with all five [5] of the following items during their review:
 - a. **Open Space.** The increase in height creates additional usable open space that would otherwise not be available if additional height is not granted.
 - b. **Landscaping.** Additional landscape elements (either hardscape or greenscape) soften the appearance of the building and provide additional buffer areas adjacent to a residential district.
 - c. **Aesthetics.** The proposed building design and architecture are distinctive, unique and compatible with the immediate surroundings (both man-made and natural).
 - d. **Impact on Residential Areas.** The proposed building height provides for a lessened impact on adjacent residential districts (i.e., varied building setback, unique roof line, residential appearance, etc).
 - e. **Gathering Place/Plaza.** The increased height creates a unique people place that will create local interest. Such places might include a fountain, a pedestrian plaza, picnic area, usable landscaping, etc.
4. **Ancillary Retail Commercial Uses** at the following ratio:
 - a. No more than 50% of a Mixed-use building.
 - b. No more than 10% of a primary use for a stand alone project.
5. **Extended Hours.** Any commercial use within 250 feet of a residentially zoned district where such commercial use desires to operate **after 10:00 pm and before 6:00 am** of the following day shall require a separate Conditional Use Permit for the extended hours.
6. **Residential Compatibility.** Developments adjacent to residential districts shall have a residential look to enhance compatibility with the adjacent neighborhood.