

Section 4-300

PD-OP Planned Development - Office Park.

4-301 Purpose. A Planned Development - Office Park district is established primarily for administrative, business and professional offices and necessary supporting accessory uses and facilities, designed with a park-like atmosphere and environmentally sensitive design to accommodate and complement existing natural features including extensive landscaping, low ground coverage by buildings, buildings of moderate height, and careful attention to such aesthetic considerations as location and size of signs, lighting, parking and service areas and the like.

4-302 Size and Location. When mapped, the district shall be no less than five (5) acres and shall be located:

- (A) On arterial or collector roads.
- (B) In areas served by public water and sewer facilities.
- (C) In areas compatible with other commercial development.
- (D) As envisioned in the Comprehensive Plan.

Incremental and contiguous additions of a minimum of one (1) acre to an existing PD-OP zoning district shall be allowed. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.

4-303 Permitted Uses. The following uses shall be permitted in any PD-OP district, subject to the requirements and limitations of these regulations:

- (A) Office, administrative, business and professional.
- (B) Bank or financial institution, pursuant to Section 5-659.
- (C) Commuter parking lot.
- (D) Health and fitness center.
- (E) Office, medical and dental.
- (F) Post office.
- (G) Adult day care center.
- (H) Educational institution.

- (I) Recycling drop-off collection center, small, pursuant to Section 5-607.
- (J) Printing service.
- (K) Agriculture, horticulture, forestry, and fishery.
- (L) Business service establishment, pursuant to Section 5-661.
- (M) Conference or training center.
- (N) Library.
- (O) Park.
- (P) Public utility service center, without outdoor storage.
- (Q) Radio and television recording studio.
- (R) Research, experimental, testing or development activities.
- (S) Utility substation, dedicated.
- (T) Water pumping station.
- (U) Sewer pumping station.
- (V) Utility substation, distribution, pursuant to Section 5-616.
- (W) Church, synagogue and temple.
- (X) Child care center, pursuant to Section 5-609(B).
- (Y) Telecommunications antenna, pursuant to Section 5-618(A).
- (Z) Telecommunications monopole, pursuant to Section 5-618(B)(1).
- (AA) Training Facility.
- (BB) Medical care facility, outpatient only.
- (CC) Uses auxiliary to permitted principal uses on a stand-alone basis such as, but not limited to, restaurants including carry-out, and drive-through facilities, personal service establishments, convenience food stores, and automobile service stations, not to exceed a total of ten percent (10%) of the total allowable floor area of the office park shown on a concept development plan.

(DD) Data center, pursuant to Section 5-664.

(EE) Hotel/Motel, pursuant to Section 5-611.

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Special Exception Uses. The following uses may be approved by the Board of Supervisors and, if approved, may be subject to conditions pursuant to the provisions of Section 6-1300.

(A) Heliport, helistop.

(B) Hospital, pursuant to Section 5-610.

(C) Hotel/Motel, pursuant to Section 5-611(A) and (B) only.

(D) Radio, radar and/or television tower.

(E) Utility substation, transmission, pursuant to Section 5-616.

(F) Utility transmission lines, overhead.

(G) Telecommunications monopole, pursuant to Section 5-618(B)(2).

(H) Fire and/or rescue station.

(I) Golf course.

(J) Mass transit facilities and stations.

(K) Personal service establishment.

(L) Restaurant.

(M) Sewage treatment plant.

(N) Water treatment plant.

(O) Water storage tank.

(P) Facility for lessons in dance, gymnastics, judo, and sports training.

(Q) Telecommunications tower, pursuant to Section 5-618(C)(2).

(R) Police station.

(S) Public School (Elementary, Middle, or High) by minor special exception.