

§ 154.62 PO PROFESSIONAL OFFICE.

(A) Description of district.

(1) This district is established in order to identify and provide for geographic areas within the city that are appropriate for the development and maintenance of an office-oriented environment. The purpose of this district is to provide professional services at the neighborhood and community level. It is often located in areas undergoing transition from residential uses. The PO District is designed to be compatible with residential uses.

(2) Certain limited commercial uses are permitted as conditional uses in demonstrated support of office uses. Areas of the city for which this zoning category is appropriate are designated on the land use map of the comprehensive plan as commercial, industrial, or the downtown district.

(B) Permitted and conditional uses. No building or land in the PO District shall be used, and no building shall be hereafter erected, structurally altered, or enlarged, except for the permitted and conditional uses listed below. Conditional uses are permitted only after approval, in accordance with §§ 154.70 through 154.73.

(1) Permitted uses:

(a) Professional offices offering consulting services, such as architects, attorneys, engineers, accountants, doctors, dentists, and the like.

(b) Real estate offices.

(c) Financial institutions without drive-in facilities.

(d) Churches.

(e) Other uses which are similar or compatible and which promote these intents and purposes.

(2) Conditional uses:

(a) Pharmacies.

(b) Child care centers.

(c) Community services and facilities.

(d) Living quarters in conjunction with PO use.

(e) Clinics that do not include overnight treatment or housing of patients.

(f) Any permitted use requiring a structure exceeding the maximum allowable building height.

(g) Parking garages.

(h) Instructional studios.

(C) Site development standards. All PO land uses are subject to site plan approval in accordance with Chapter 156. The following standards are also hereby established to maintain the purpose of the district, to promote the functional compatibility of uses, to promote the safe and efficient circulation of pedestrian and vehicular traffic, and to otherwise protect the public health, safety, and general welfare:

(1) Access requirements must comply with Chapter 155, Appendix A, Street System Requirements.

(2) Minimum setbacks and buffers shall conform to Chapter 157, but in no case shall the minimum building setback be less than 25 feet from any property line or right-of-way.

(3) Maximum building height:

(a) 30 feet when adjacent to single family residential property.

(b) 40 feet when not adjacent to single family residential property.

(D) Off-street parking. Off-street parking shall be provided in accordance with Chapter 155.

(E) Additional requirements.

(1) All PO uses must conform to applicable setback, landscape, and buffer requirements.

(2) Lakefront regulations are included in § 154.12.

(3) School location, regulations and requirements are included in § 154.68.

(Ord. 241, passed 11-27-85; Am. Ord. 594, passed 3-5-92; Am. Ord. 773, passed 11-2-95; Am. Ord. 848, passed 8-14-97; Am. Ord. 990, passed 8-3-00; Am. Ord. 1120, passed 3-4-04; Am. Ord. 1219, passed 11-2-06) Penalty, see § 154.999