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#### Sec. 4.4.15. Planned Office Center (POC) District.

(A) **Purpose and intent.**

- (1) The Planned Office Center (POC) District provides for the concentration of office and support uses in a well-planned and managed environment. It is not intended that the District be for commercial activities in which goods and merchandise are stored, displayed, or sold except as appropriate to meet the needs of users of the POC.
- (2) A POC is to be planned and developed on land under unified control and as a single development, or in a programmed series of development phases. Unified control may be achieved through single ownership or the existence of binding agreements among owners of individual parcels therein.
- (3) Institutional uses may also be permitted as part of the Medical Arts Overlay District. [Amd. Ord. 09-11 4/5/11]

(B) **Principal uses and structures permitted.** The following types of use are allowed within the POC District as a permitted use:

- (1) Banks and financial institutions including drive-in and drive-through facilities.
- (2) Brokerage establishments, including watercraft, aviation, and motor vehicles but without on premises storage of items, except that securities brokers may store securities brokered by them on the premises.
- (3) Business offices. [Amd. Ord. 09-10 7/20/10]
- (4) Computer and data management services, including the servicing of hardware.
- (5) Medical offices. [Amd. Ord. 09-10 7/20/10]
- (6) Medical Clinics. [Amd. Ord. 09-10 7/20/10]
- (7) Medical and dental laboratories.
- (8) Professional offices.
- (9) Photographic studios.
- (10) Real estate, insurance, accounting, travel arrangements and similar services.
- (11) Neighborhood Electric Vehicle (NEV) sales, lease or rental transactions only (no inventory on site for any purpose). (Ord. No. 36-16, § 6, 1-10-17)

(C) **Accessory uses and structures permitted.** The following uses are allowed when a part of, or accessory to, the principal use:

- (1) Parking lots.
- (2) Refuse and service areas.
- (3) Ancillary uses such as retail sales of convenience items, newspapers, candies; lunch counters, cafeteria, snack shop; exercise facility; when located within an office structure and designed for use of employees and their guests.
- (4) Ancillary uses such as galleries, displays, meeting and conference facilities when relate to the purpose and use of the specific POC complex.

(D) **Conditional uses and structures allowed.** The following uses are allowed as conditional uses within the POC District:

- (1) Restaurants, excluding drive-in and drive-through facilities. [Amd. Ord. 45-99 11/16/99]

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- (2) Child care and adult day care.
  - (3) Residential all suite lodging (residential inns).
  - (4) Health spas, fitness centers, and exercise facilities which are open to the general public
- (E) **Review and approval process.**
- (1) In established structures, uses shall be allowed therein upon application to, and approval by, the Chief Building Official for a certificate of occupancy.
  - (2) For any new development approval must be granted by the Site Plan Review and Appearance Board with respect to Sections 2.4.5(F), (H), and (I).
  - (3) Conditional uses must be approved pursuant to the provisions of Section 2.4.5(E).
- (F) **Development standards.** In addition to the development standards set forth in Section 4.3.4, the following shall apply:
- (1) Minimum site area for the total POC is to be three acres with individual development parcels allowed to be one acre in size. However, the approving body may grant a waiver to the three acre requirement upon a determination that the development is consistent with the purpose and intent of the POC District and there exists good cause for not combining properties or aggregating additional property.
  - (2) When abutting residentially zoned property, a 25-foot setback must be provided.
  - (3) Any free-standing structure shall have a minimum floor area of 4,000 square feet; shall be architecturally integrated with other structures; shall have direct access to and from other portions of the POC.
- (G) **Supplemental district regulations.** The supplemental district regulations as set forth in Article 4.6 shall apply except as modified by, or added to, as follows:
- (1) The first ten feet of the front yard setback which is adjacent to a right-of-way shall be a landscaped area. Within this area, no paving shall be allowed except for access drives and pedestrian ways which should be generally perpendicular to the property lines. [Amd. Ord. 48-92 10/13/92]
  - (2) Within the Medical Arts Overlay District, as defined in Section 4.5.18, in addition to the uses listed in 4.4.15(B), the following are allowed as permitted uses: [Amd. Ord. 09-11 4/5/11]
    - (a) Institutional uses, such as: Non-residential Licensed Service Provider Facilities; Hospitals, with or without helipads and associated laboratories; Treatment Centers; Rehabilitation Centers; Testing Facilities; and Mental Health Treatment Facilities, including residential care. [Amd. Ord. 09-11 4/5/11]
- (H) **Special regulations.**
- (1) Documentation which constitutes evidence of unified control of the entire area within a POC must be provided at the time of submission of the site and development plan.
  - (2) A program for full provision, maintenance, and operation of common areas, improvements, facilities, and services for the common use of occupants of the POC and which specifically provides that no such elements or features shall be provided or maintained at the public's expense must be provided at the time of submission of the site and development plan.
  - (3) Executed agreements, contracts, covenants, deed restrictions, sureties, or other legal arrangements for the maintenance, repair, and operation of matters under Subsection (H)(2) and which bind successors in title to any such commitments shall be provided prior to certification of a POC site and development plan.
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- (4) Twenty-four-hour or late night businesses as defined herein must be processed as a conditional use and are subject to the provisions of Section 4.3.3(VV). [Amd. Ord. 41-01 8/7/01]