

ARTICLE 16

PBO: PROFESSIONAL AND BUSINESS OFFICE DISTRICTS

- 16.0 Purpose:** The PBO Professional and Business Office Districts are designed to accommodate uses such as offices, and personal services. The districts may serve as a transition between residential and nonresidential districts.
- 16.1 Uses Permitted:** In a Professional and Business Office District, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses unless otherwise provided in this Resolution; subject to the review and approval of the site plan by the Zoning Inspector:
- 16.1.1 Office buildings for any of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic and drafting.
 - 16.1.2 Medical office or dental office.
 - 16.1.3 Banks, credit unions, savings and loan associations.
 - 16.1.4 Personal service establishments including barber shops and beauty shops.
 - 16.1.5 Mortuary establishments, when adequate assembly area is provided off-street for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of mortuary establishments.
 - 16.1.6 Publicly owned buildings, telephone exchange buildings and public utility offices, but not including storage yards, transformer stations or gas regulator stations.
 - 16.1.7 Churches and civic or charitable organization offices.
 - 16.1.8 Offices devoted to, but not limited to, business management, trade associations, insurance companies, real estate, tax consultants, and notary publics.
- 16.2 Area and Bulk Requirements:** The service or office use is to be conducted principally in the daylight hours and shall not create a nuisance from smoke, noise, or odor.
- 16.2.1 Maximum height of structures: thirty (30) feet.
 - 16.2.2 Front yard setback: twenty five (25) feet minimum.

16.2.2.1 The front yard setback shall be the amount indicated or fifteen percent (15%) of the depth of the lot, whichever is greater, but need not exceed sixty (60) feet.

16.2.2.2 Parking may be permitted in the required front yard setback provided that an area within the front yard remains as lawn or landscaped area which is equal to fifty percent (50%) of the area of the required front yard.

16.2.3 Rear yard setback shall be at least twenty five (25) feet.

16.3 Landscaping and Parking Lot Screening Provisions:

Refer to Article 6.20 and 6.21 for regulations related to landscaping and/or parking lot screening requirements.

16.4 Parking: Off-street parking and loading spaces shall conform to the requirements of Article 21 of this Resolution.