

## **PROFESSIONAL/MEDICAL OFFICE**

### **Allowed Uses**

- Professional/business/medical office.
- Public and quasi-public facilities and uses such as libraries or satellite offices.
- Business/vocational schools
- Basement storage
- Medical or dental laboratory (accessory to dental or medical offices).
- Optical Centers
- Veterinarian offices or clinics (no outside kennels)
- One pharmacy accessory to medical office uses. (The pharmacy must be located within a medical office, but may serve all medical uses on site and shall count toward the medical office overall square footage).

### **Prohibited Uses**

- Car rental offices with on site storage of rental vehicles.
- Rental offices with on site storage of rental equipment if needed to be stored outside.
- Any other uses not listed.
- Retail drug store

## **Development Characteristics**

- Front Yard Setback: 10 feet (landscaped)
- Side Yard Setback: 5 feet, 20 feet if adjacent to residential with buffering
- Rear Yard Setback: 10 feet, 20 feet if adjacent to residential with buffering
- Maximum Building Height: Refer to Figure 2-2 Building Height Plan on page 2-3.
- Maximum Stories: 2

### **Loading**

- Loading shall be limited to panel truck deliveries and shall not have a loading dock

## **COMMERCIAL**

### **Allowed Uses**

- Bakeries, retail (baking on premises with all baked goods sold at retail on premises)
- Barber shop/beauty salon
- Cultural facilities (including art galleries, libraries, and museums) private and/or publicly owned.
- Dry cleaning (limited to pick up and delivery with no on-site cleaning).
- Small copy store (eg: "Mail Boxes, etc.")
- Professional/business/medical (max. 10,000 s.f. of total office sq. ft.) offices.
- Restaurants, maximum of three (3) with each limited to 5,000 s.f. The area of the three restaurants combined may not exceed 8,000 s.f. Table service of alcohol is allowed in two of the three restaurants. Alcohol may not be purchased for off-premise consumption. No gaming is allowed.
- A Single Restaurant with liquor sales. The lounge area may not exceed 20% of the gross floor area or 780 s.f., whichever is less, with no more than 8 bar stools. The restaurant shall have a full kitchen that is open whenever the lounge is open.
- Specialty retail shops (ie: jewelry, boutiques, books, craft, antiques, etc.)
- Fitness Centers, not to exceed 1,620 sq. ft. in gross floor area

### **Prohibited Uses**

- Car Washes
- Convenience Stores
- Car rental offices with on site storage of rental vehicles
- Outdoor storage of equipment and merchandise
- Service stations with or without convenience store.
- Drug store/pharmacy not accessory to medical office use.

## **Development Characteristics**

- All residential adjacency standards shall be met
- Front Yard Setback: 10 feet landscaped
- Side Yard Setback: 10 feet, 20 feet if adjacent to residential with buffering
- Rear Yard Setback: 10 feet
- Maximum Building Height: Refer to Figure 2-2 Building Height Plan on page 2-3
- Maximum Stories: 1

## **Loading/Parking Lot Sweeping**

- Loading shall be limited to panel truck deliveries and shall not have a loading dock
- Truck deliveries may not occur between the hours of 9:00 p.m. and 6:00 a.m. No idling trucks, or operation of chilling units is permitted any time
- Parking lot sweeping may only occur between 7:00 a.m. and 10:00 a.m.