

## Article 13

### PRO PROFESSIONAL OFFICE DISTRICT

#### **Section 1301. PURPOSE.**

The purpose of the PRO Professional Office District is to provide a suitable environment for certain types of uses, primarily professional and office in character, to avoid undue congestion in the streets; and to otherwise create conditions conducive to carrying out the purposes of this ordinance.

#### **Section 1302. PERMITTED USES.**

A building may be erected or used and a lot may be used or occupied for any of the following uses:

- A. Residential uses. For dwellings in existence at the time of the adoption of this Chapter, any residential use may be continued pursuant to the rule governing non-conforming uses. After the adoption of this Chapter, no new residential uses shall be permitted.
- B. Business, government or professional offices and office complexes.
- C. Offices for non-profit, social, fraternal, religious, political or civic organizations.
- D. Banks, credit unions brokerages and other financial service offices.
- E. Health services, including medical and dental clinics and laboratories; offices of licensed practitioners of the healing arts. \*
- F. Studios for instruction in music, arts, science, radio and television.
- G. Child Day Care Centers. \*
- H. Group Child Day Care Homes.
- I. Churches, places of worship.
- J. Libraries
- K. Municipal recreation areas and facilities.
- L. Municipal buildings
- M. No impact, home-based businesses.
- N. Public utility facilities.
- O. Telecommunication Antennas (under twenty (20) feet in height). \*
- P. Timber harvesting. \*
- Q. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses.

An \* indicates that additional regulations found in Article 19 apply.

### Section 1303. CONDITIONAL USES.

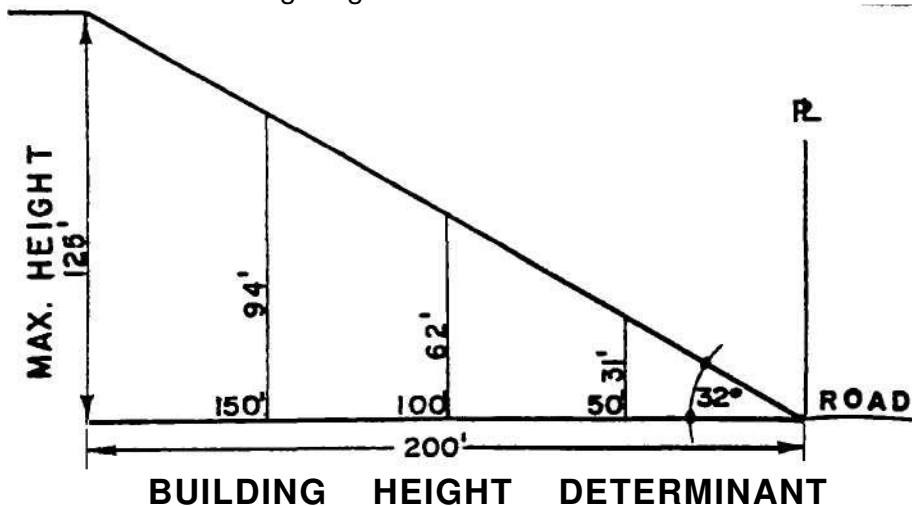
The following conditional uses and no other may be allowed by the Township Board of Commissioners after recommendations by the Planning Commission, pursuant to the express standards and criteria set forth in Article 23 of this ordinance.

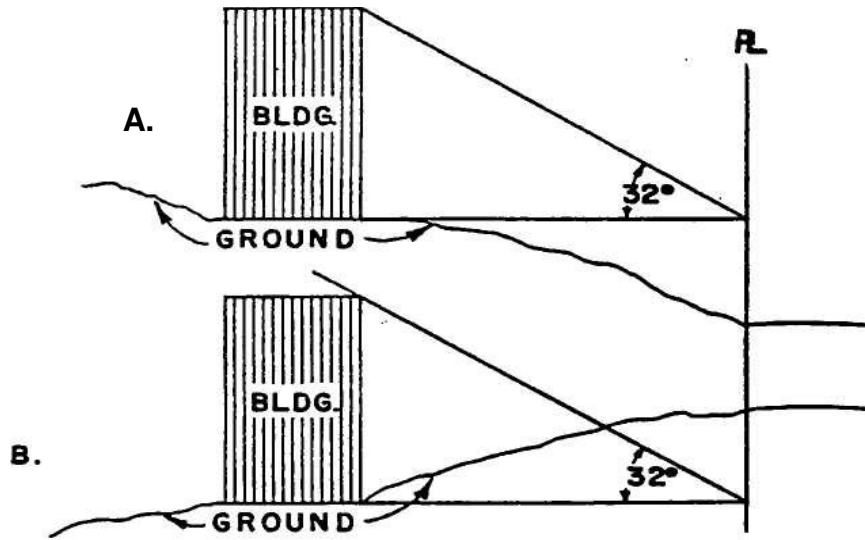
- A. Telecommunication Towers
- B. Telecommunication Antennas (greater than twenty (20) feet in height).
- C. Heliports.
- D. Helistops.

### Section 1304. HEIGHT RESTRICTIONS WHEN ABUTTING A RESIDENTIAL ZONE.

When a permitted use abuts any Residential District in the Township or in an adjacent municipality, the following height restrictions shall apply: an angle of 32 degrees shall be established at a point of the property line which abuts the Residential District or the adjacent right-of-way line of a street abutting the Residential District, as the case may be, measured from a horizontal plane having an elevation equal to the average elevation of the ground, after construction, along the entire side of the proposed building or structure nearest to the Residential District. The proposed building or structure may have any type or style of roof not otherwise prohibited, and may vary in its height, provided that it shall not intersect with or infringe upon the established 32 degree angle, and provided that its highest point, excluding chimneys, spires, towers, elevator penthouses, tanks, railings and similar projections, shall not exceed 125 feet in height, measured from the aforesaid horizontal plane. The definition of "Building Height" found in Article 2 of this ordinance shall not be applicable to this Section 1304. (See Illustration 13-1).

Illustration 13-1 - Building Height Determinant





**A. TYPICAL CONDITION-GROUND ABOVE ROAD OR PROPERTY LINE**

**B. TYPICAL CONDITION-GROUND BELOW ROAD OR PROPERTY LINE**

**Section 1305. HEIGHT RESTRICTIONS WHEN NOT ABUTTING A RESIDENTIAL ZONE.**

In all cases where Section 1304 is not applicable, no building shall be erected to a height in excess of 125 feet.

**Section 1306. LOT COVERAGE.**

No more than forty (40) percent of the area of the lot shall be covered by buildings, structures and other impervious surfaces.

**Section 1307. MINIMUM SETBACKS.**

Each lot shall have setbacks of not less than the distances indicated below. However, when the yard abuts a Residential District or residential use in the Township or an adjacent municipality, the abutting setback must be one hundred (100) feet and the buffer yard as required in Section 1901.B must be provided.

- A. Front - thirty (30) feet
- B. Side - fifteen (15) feet each
- C. Rear - twenty (20) feet

**Section 1308. LOT AREA AND WIDTH REQUIREMENTS.**

None, except as required to meet the building area, off-street parking, storm water management facilities, buffer yard, and open area requirements set forth in this Article.

**Section 1309. PUBLIC SEWAGE FACILITIES.**

All buildings and structures with provisions for restroom facilities or other facilities requiring sewerage disposal shall be connected to the public sewer, and shall not be served by private sewerage.

**Section 1310. SIGNS.**

Signs shall conform to the requirements of Article 20 of this Ordinance.

**Section 1311. OFF-STREET PARKING.**

Off-street parking shall be provided in accordance with Article 21 of this Ordinance.

**Section 1312. BUFFERS AND SCREENING.**

Buffer yards and screening shall be provided in accordance with the development standards outlined in Section 1901.B of this Ordinance.