

TITLE 10
CHAPTER 25

PROFESSIONAL OFFICE/INSTITUTIONAL ZONING DISTRICT

SECTION:

- 10-25-1: Purpose
- 10-25-2: Permitted Buildings and Uses
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10-25-1: PURPOSE: The Professional Office/Institutional Zoning District is intended to enhance the work place environment by providing for the establishment of offices, medical and other institutional uses, limited accessory services for worker's convenience and public space. It is intended to promote attractive office developments which are compatible with one another and adjoining residential zoning or uses. A medium to high density residential option is available when such can be achieved through innovative design and include significant natural resource protection.

10-25-2: PERMITTED BUILDINGS AND USES: The following buildings and uses shall be permitted subject to the procedures and conditions set forth in Chapter 6 (Design Review) of this Title:

1. Funeral homes and mortuaries, excluding crematoriums
2. Hospitals, clinics and medical complexes
3. Laboratories, medical and dental
4. Professional office buildings
5. Pharmacy and drug stores (excluding drive-thru)
6. In Sub Area 2 residential planned unit development, subject to this Chapter and to Chapter 23 of Title 10 of the Florence City Code.
7. Public parks, playgrounds, community centers and recreational facilities
8. Restaurants and deli's, both sit-down and take-out, but excluding drive-in.
9. Accessory residential units, provided that a dwelling does not occupy the front twenty-five (25') of the building's ground floor facing the principal commercial street, except that one six foot (6') wide entrance to the residential uses may be allowed off the principal commercial street at the ground floor.
10. Accessory buildings and uses normal and incidental to the buildings and uses permitted in this Chapter.
11. Other uses as determined by the Planning Commission to be similar to those listed in this Section and which conform with the intent and purpose of this chapter.
12. Medium and high density residential in all Sub Areas excepting Sub Area 2.

10-25-3: BUILDINGS AND USES PERMITTED CONDITIONALLY: The Planning Commission, subject to the procedures and conditions set forth in Chapters 4 and 6 of this Title may grant a conditional use permit for the following uses, provided that they are proposed in conjunction with an upper level residential apartment or condominium permitted under Section 10-25-2, accessory residential uses, which is not less than fifty percent (50%) of the total gross floor area of the building, or, as part of a commercial planned unit development:

1. Catering services
2. Dry cleaners, pickup and delivery only
3. Printing and copy shops
4. Stationery stores
5. Travel agencies
6. Beauty/barber shops

The following uses may be permitted, subject to the procedures and conditions set forth in Chapters 4 and 5 in this Title, and are not required to contain a residential component:

1. Day care centers and preschools
2. Pharmacy, drive-thru
3. Fitness/health centers
4. Heliports
5. Bank branch, excluding drive-thru

10-25-4: DEVELOPMENT STANDARDS:

- A. Minimum lot area: The minimum lot area shall be 15,000 square feet.
- B. Minimum lot dimensions: The minimum lot width shall be 100 feet.
- C. Minimum residential density achievable through a planned unit development (PUD).
 1. Five (5) dwelling units per acre.
 2. Minimum lot size for PUD is one acre.
- D. Minimum yard requirements:
 1. Front yards and street side yards shall be a minimum of 20 feet.
 2. Side yards, and rear yards abutting a residential district shall be fifteen (15) feet. Otherwise, no side or rear yard is required.
 3. Zero lot line developments shall be considered as part of a planned unit development pursuant to Chapter 23 of this Title.
- E. Height limitations: The maximum building or structure height shall be twenty-eight (28) feet.
- F. Landscaping and Visual Buffers: Refer to 10-34 of this Title for requirements.
 1. Except where the entire area between a street and a building is landscaped, a minimum of three (3') feet high landscaped berm, hedge, natural vegetation or dense landscaped planting shall be provided along the street frontage.
 2. A minimum of fifteen (15%) percent of the developed site shall be landscaped, unless a preservation credit is achieved in accordance with FCC 10-34-2-4.
 3. Ten (10') foot setback along the property adjacent to Greentrees.
- G. Parking shall be in accordance with Chapter 3 of this Title.
- H. Signs shall be in accordance with Chapter 26 of this Title.
- I. Screening: Any trash or waste receptacle stored outside of an enclosed building shall be located within a trash enclosure constructed of a minimum of five (5') feet high solid screening wall of the same or compatible materials as the building, with a solid wood or metal gate. Chain link fencing with slats is not acceptable. Colors of these elements shall be compatible with the theme of the building.
- J. Access and Circulation: Refer to Section 10-35 of this Title for Requirements.
- K. Public Facilities: Refer to Section 10-36 of this Title for Requirements.

10-25-5: DESIGN CRITERIA

- A. Buildings shall generally relate in scale and design features to the surrounding buildings. All visibly exposed sides shall be attractively detailed with regard to style, materials, colors and details. Building wall offsets, including projections, recesses and changes in floor level shall be used in order to add architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.

- B. Buildings on corner lots shall be considered especially significant structures, since they have at least two front facades visibly exposed to streets. Such buildings shall be designed with additional architectural detail and embellishments to emphasize their significant location.
- C. Buildings facing internal open space or in public view shall be architecturally emphasized through window treatment, entrance treatment, and details. Blank walls or service area treatments of side and/or rear elevations visible from the public viewshed are prohibited.
- D. Architectural embellishments that serve a function and add visual interest to roofs, such as dormers, masonry or wood chimneys, cupolas, towers and other similar elements are encouraged.
- E. Facades shall be lit from the exterior and lights shall be concealed through shielding, or recessed behind architectural features. Low pressure sodium, fluorescent or mercury vapor lighting either attached to buildings or used to light the exterior of buildings or parking shall be prohibited. Mounting brackets and associated hardware must be inconspicuous.
- F. All HVAC systems, exhaust pipes or stacks, satellite dishes or other telecommunications receiving devices shall be thoroughly screened from view from both the public right-of-way and adjacent properties by using walls, fencing, roof elements, or landscaping. Such screening devices shall be compatible with building materials and/or adjacent area landscape treatments.

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