

**Section 4.4.16      Professional and Office (POD) District:**

(A) **Purpose and Intent:** The Professional and Office District (POD) is created in order to provide a very limited application of professional, office, and similar intensity use to small parcels on properties designated as Transitional on the Future Land Use Map and thus mitigate against adverse effects which may occur with a higher intensity application of such usage.

(B) **Principal Uses and Structures Permitted:** The following types of use are allowed within the POD District as a permitted use:

(1) Professional Offices such as accountants, architects, attorneys, chiropractors, dentists, engineers, independent trustees, landscape architects, opticians, optometrists, osteopaths, physicians, psychologists, surgeons, and interior designers.

(2) General Business Offices for businesses without outside storage of inventory or equipment.

(3) Banks and Financial Institutions including drive-through facilities.

(4) Finance, insurance, travel, and real estate services.

(5) Medical Offices. **[Amd. Ord. 09-10 7/20/10]**

(6) Medical Clinics **[Amd. Ord. 09-10 7/20/10]**

(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.

(D) **Conditional Uses and Structures Allowed:** The following uses are allowed as conditional uses within the POD District:

*DELETED NUMBERS AND RENUMBERED. [Amd. Ord. 10-11 4/5/11]*

(1) Educational facilities, training centers, and vocational schools.

(2) Veterinarian Clinics.

(3) Funeral Homes.

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(4) Licensed, professional providers of personal services e.g. pedicurist, beauticians, and cosmetologists.

### (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 a new development approval must be granted by the Site Plan Review and Appearance Board pursuant 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:** The development standards set forth in Section 4.3.4 shall apply.

(G) **Supplemental District Regulations:** The supplemental district regulations as set forth in Article 4.6 shall apply.