

**Chapter 18.09****PO PROFESSIONAL OFFICE DISTRICT****Sections:**

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**18.09.010 Purposes and application.**

This district is intended to provide opportunities for the location of professional and commercial offices in close relationship to one another in areas designated for combined professional office use and high density use, by the general plan; to provide adequate space to meet the needs of such offices for off-street parking and loading space; and to protect offices from noise, disturbances, traffic hazards and other objectionable influences which would adversely affect professional and business practices being conducted. (Ord. 437 § 1 (part), 1989)

**18.09.020 Permitted uses.**

- A. Offices which deal in professional and business services, in which goods, wares and merchandise are not commercially created, sold or exchanged.
- B. Medical and dental laboratories and clinics, and prescription pharmacies in conjunction therewith or with a hospital.
- C. Any use listed as a permitted use within the R or RM-1.5 districts.
- D. Instruction studios.
- E. Accessory structures and uses located on the same site as a permitted use.
- F. Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 437 § 1 (part), 1989)

**18.09.030 Permitted uses—Administrative approval.**

- A. Boarding and rooming houses.
- B. Guest houses.
- C. Mobile homes on permanent foundations designed in accordance with the standards of Section 18.14.050.
- D. Gas and electric transmission lines, in accordance with Chapter 18.16, electrical transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.
- E. Licensed family day care centers for seven to twelve children as an accessory use in a dwelling.
- F. Home occupations in accordance with Chapter 18.14.
- G. Incidental and accessory structures and uses as defined in Chapter 18.24 located on the same site as a use permitted by administrative approval or conditional use.
- H. Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 437 § 1 (part), 1989)

**18.09.040 Conditional uses—City council approval.**

- A. Churches, parsonages and other religious institutions.
- B. Public and private charitable institutions, hospitals, sanitariums, nursing homes, rehabilitation homes and rest homes, including state-authorized homes as prescribed under Section 18.07.040(B).
- C. Public uses of a cultural type, including libraries, museums and art galleries.
- D. Mortuaries.
- E. Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to twenty-five percent or less of the assessed value of existing structures, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than one hundred dollars, and nonconforming fences, walls and hedges.

F. Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24.

G. Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 437 § 1 (part), 1989)

**18.09.050 Property development standards.**

A. Fences, Walls and Hedges. Fences, walls and hedges shall be permitted in accordance with provisions of Section 18.06.050.

B. Site Area. The minimum office site shall be five thousand square feet. The minimum site area per one-family dwelling unit shall be six thousand square feet. The minimum site area per multi-family dwelling unit shall be one thousand five hundred square feet.

C. Frontage, Width and Depth of Site.

1. Each site shall have not less than fifty feet of frontage on a public street, except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty feet; provided, that the width of the site as measured along the front yard setback line is at least fifty feet.

2. The minimum width of each site shall be fifty feet at all other locations on the site which lay to the rear of the front yard setback line.

3. The minimum depth of each site shall be one hundred feet.

D. Coverage. The maximum site area covered by structures shall be seventy percent of the total area of the site.

E. Yard Requirements.

1. Front Yard. The minimum front yard shall be fifteen feet; provided, however, the community development director may approve, under Chapter 18.16, within any part of the front yard for nonresidential uses, ornamental covers such as a sidewalk or entry awning, trellis or other similar improvement when such improvement is intended solely as an improved passageway or for aesthetic purposes, providing architectural integrity with the building to which it is attached. Supports may not occupy more than ninety percent of the horizontal area covered by the

improvement, and the space between supports shall not be enclosed.

2. Rear Yard. The minimum rear yard shall be five feet; provided, however, that where construction involves more than one story and the site lays adjacent to a site in the R district, the rear yard shall be increased by five feet for each additional story. Accessory and garden structures under seven feet in height may be located within any portion of a required rear yard.

3. Side Yards. The minimum side yard shall be five feet, subject to the following conditions and exceptions:

a. On a reversed corner lot, the side yard adjoining the street shall be not less than one-half the required front yard on the adjoining key lot.

b. Accessory structures under seven feet in height may be located in any portion of a required side yard, subject to approval under the provisions of Chapter 18.16, except in the street side yard of a reversed corner lot.

c. Where construction involves more than one story, the side yard shall be increased by five feet for each additional story; provided, however, that the side yard on the street side of a corner lot need not be greater than five feet.

d. A side yard providing access to more than one dwelling unit shall not be less than ten feet.

4. Garages and carports shall be subject to the setback requirements of Section 18.07.050(F)(4).

F. Distances Between Structures. The minimum distance between a permitted or conditional use and another building on the same site shall be ten feet.

G. Building Height. The maximum height of a permitted or conditional use shall be forty feet.

H. Signs. No sign or outdoor advertising structure of any character shall be permitted except as prescribed in Chapter 18.14.

I. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.18. (Ord. 522 § 2, 2006; Ord. 437 § 1 (part), 1989)

**18.09.060 Site plan review.**

Except for one-family dwellings, second dwelling units subject to the provisions of Section 18.14.060, and accessory structures and uses related to one-family dwellings, no use shall be erected on any lot or site in this district until a site plan has been approved consistent with Chapter 18.18. (Ord. 514 § 12, 2004; Ord. 437 § 1 (part), 1989)

**18.09.070 General provisions and exceptions.**

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 18.15. (Ord. 437 § 1 (part), 1989)