

Chapter 17.144

GENERAL OFFICE DISTRICT G-O

17.144.010: PURPOSE:

To provide for a wide variety of general office uses in an attractive office environment. This zone is often used in buffer or transition areas separating commercial/industrial uses from residential areas. Increased emphasis is given to quality design, materials, landscaping, neighborhood compatibility, and off street parking facilities. (Ord. 07-30 § 2)

17.144.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.

B. The following uses are permitted in the G-O zone:

<u>Use No.</u>	<u>Use Classification</u>
1113	Single-family dwelling, attached to nonresidential.
4800	Utilities (lines and rights of way only) (except 4850).
5912	Prescriptions pharmacy (intended for the convenience of permitted, established uses and/or clients thereof, provided that no such business occupies more than 15 percent of the total floor area of the building in which it is located and has no separate street entrance).
5996	Optical shops (intended for the convenience of permitted, established uses and/or clients thereof; provided, that no such business occupies more than 15 percent of the total floor area of the building in which it is located and has no separate street entrance).
6100	Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
6296	Massage therapy (massage therapy only).
6311	Advertising services (office only).

6320	Consumer credit services.
6330	Duplicating, stenographic, and office services (except 6332).
6340	Dwelling, janitorial and other building services (office only) (except 6344, 6345).
6350	News syndicate services (office only).
6360	Employment services.
6390	Business services (office only).
6500	Professional services (office only) (except 6513, 6516).
6600	General contract construction (office only).
6700	Governmental services (except 6714, 6740, 6750, 6770).
6814	Charter school.
6830	Special training and schooling (except 6833, 6836 - classroom only).
6900	Miscellaneous service organizations (office only).

C. Accessory buildings which are customarily used in conjunction with and are incidental to the principal uses and structures allowed in the G-O zone. Accessory buildings and structures may be located in side and rear yard areas provided:

1. They must be located at least one foot (1') from all property lines;
2. Runoff drainage may not be directed onto adjacent property;
3. They are prohibited in a front yard area;
4. They must be located ten (10) or more feet from a dwelling on an adjacent lot;
5. On a corner lot, the accessory building must maintain a minimum twenty foot (20') setback;
6. Illumination shall be directed down and away from adjoining residences; and

7. If adjacent to a residential zoning district accessory buildings must maintain the ten foot (10') setback from required buffer landscaping. (Ord. 13-01: Ord. 07-40 § 3: Ord. 07-30 § 2)

17.144.030: CONDITIONAL USES:

The following uses and structures are permitted in the G-O zone only after a conditional use permit has been approved by the planning commission and subject to the terms and conditions thereof:

<u>Use No.</u>	<u>Use Classification</u>
1210	Bed and breakfast homestay and inn, rooming and boarding houses (subject to meeting the area, height and yard requirements of the R-M-15 zone).
1241	Retirement homes, independent living or congregate care (subject to meeting the area, height and yard requirements of the R-M-15 zone).
4700	Communications.
4800	Utilities (except lines and rights of way).
4923	Travel arranging services (travel agencies).
5811	Restaurants.
6221	Portrait photography.
6230	Beauty and barber services.
6516	Skilled nursing, convalescent and rest home facilities. (Does not include asylums.)
6516.1	Assisted living facilities.
6810	Nursery, primary, and secondary education.
6815	Commercial childcare center.
6820	University, college, junior college, and professional school education.

(Ord. 16-41: Ord. 07-30 § 2)

17.144.040: PLANNING COMMISSION APPROVAL REQUIRED:

All structures constructed in this zone require a conditional use permit approved by the planning commission, except for accessory buildings and structures. (Ord. 07-30 § 2)

17.144.050: AREA AND COVERAGE REGULATIONS:

None, except as required by the planning commission for conditional use permit. (Ord. 07-30 § 2)

17.144.060: SIDE YARD REGULATIONS:

The minimum side yard for any office building shall be ten feet (10'). On corner lots, the side yard which faces on the street shall not be less than twenty feet (20'). When a side yard abuts a residential zoning district, the side yard setback shall be a minimum of twenty feet (20'). (Ord. 07-30 § 2)

17.144.070: FRONT YARD REGULATIONS:

The minimum depth of the front yard shall be twenty feet (20') from the property line or street right of way line. (Ord. 07-30 § 2)

17.144.080: REAR YARD REGULATIONS:

None, except for rear yards abutting a residential zoning district which shall require a minimum of twenty feet (20'). (Ord. 07-30 § 2)

17.144.090: LOT WIDTH REGULATIONS:

The minimum lot width for any lot shall be ninety feet (90'). (Ord. 07-30 § 2)

17.144.100: HEIGHT REGULATIONS:

A. Height: The height of a structure located within one hundred feet (100') of the nearest boundary of a residential zone district may not exceed thirty feet (30'). Beyond one hundred feet (100'), the building height may increase one foot (1') of height for each additional four feet (4') of setback from the residential zone district.

B. Measurement Of Distances:

1. For purposes of this section, the width of public or private roadways shall be included in computing setback distances. For example, if a roadway is located on the boundary of a residential zoning district, the measurements required under this section shall be made from the property line of that roadway which is nearest the residential use or zone. Otherwise, the measurement shall be made from the residential zoning district boundary.
 2. Setback distances to structures located pursuant to this section shall be measured from the nearest residential zoning district boundary, except as otherwise provided in this section, to the nearest exterior wall of the structure.
- C. Authority: Nothing in this section shall be construed to limit the authority of the planning commission to review building materials, design elements, and other aesthetic considerations as it deems proper to mitigate or modify the visual impact of the height of buildings upon surrounding land uses.
- D. Decision Of Building Official: The city building official shall determine the height of a building under this section. That decision is deemed to be an administrative decision and may be appealed to the appeal authority as provided in this title. (Ord. 14-10: Ord. 07-30 § 2)

17.144.110: REFUSE CONTAINER ENCLOSED:

Each refuse container area shall be totally enclosed with a six foot (6') solid barrier fence. (Ord. 07-30 § 2)

17.144.120: PARKING REGULATIONS:

- A. All general office uses will be calculated at the ratio of four (4) off street parking stalls for each one thousand (1,000) square feet of net usable floor area or as determined by the planning commission.
- B. All medical, dental, and related office uses will require one off street parking stall for each two hundred (200) square feet of net usable office area.
- C. All other uses shall be calculated at the rate of one parking stall for each two hundred (200) square feet of net usable area. (Ord. 07-30 § 2)

17.144.130: LANDSCAPING REGULATIONS:

- A. Ten feet (10') of landscaping shall be required along all frontage areas not occupied by drive accesses.
- B. All landscaping must be sprinkled and planted with substantial live plant material for the purpose of buffering, screening and beautifying the site. At plant maturity the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.
- C. Landscaping adjacent to a residential zoning boundary line will require a minimum landscaping buffer of ten feet (10') in width from the boundary line on the commercial side of the property excluding the fence, and curb wall if located adjacent to off street parking.
- D. Landscaping adjacent to off street parking within the yard area will require a minimum landscaped area of five feet (5') providing it does not abut residential zoning. This requirement may be waived where the parking area is located in the rear or side yard and is not visible from the street.
- E. Landscaping shall also be installed in all park strips to the same standards as other on site landscaping.
- F. Landscaping must cover at least fifteen percent (15%) of the development site. (Ord. 07-30 § 2)

17.144.140: FENCING REGULATIONS:

Where the site abuts a residential zone, a six foot (6') high solid masonry wall shall be located on the property line. All fencing must comply with the city fence ordinance. (Ord. 07-30 § 2)