



**Chapter 17.32**  
**(Section II)**

**PROFESSIONAL OFFICE COMMERCIAL (CPO) DISTRICTS**

Sections:

- 17.32.050 Purpose.
- 17.32.060 Uses requiring site plan approval.
- 17.32.070 Uses requiring special use permit.
- 17.32.080 Development standards.

17.32.050 Purpose. The purpose of the CPO districts is to provide land use areas for the development and use of professional, administrative and business offices and related uses located in proximity to residential uses. It is intended that Sections 17.32.050 through 17.32.080 shall provide for an environment which will be in harmony with adjacent existing and proposed developments and shall provide a transition or buffer zone between residential and more intensive land uses. (Prior code §9413.2(A))

17.32.060 Uses requiring site plan approval.

- A. The following uses are permitted without special use permit, but only after obtaining approval of the site plan therefore, from the planning director who shall act thereon within fifteen days after submittal. The planning director shall find that the proposed uses, architectural design, building siting, landscaping, parking and signs will be compatible and harmonious with existing and proposed adjacent developments and any contiguous like uses. If the applicant is not satisfied with the requirements or actions of the planning director, the applicant may request a review by the planning commission which shall hear the site plan review within thirty days of the request. Decisions of the planning commission may be appealed pursuant to the provisions of Chapter 17.08.
- B. The provisions of Chapters 17.14, 17.16 and 17.18 shall apply to such uses as listed below:
  - 1. Dental clinics;
  - 2. Professional offices for the use of accountants, architects, attorneys, banks, dentists, doctors, engineers, insurance, investment companies, real estate companies, savings and loan companies, surveyors and general business offices of an administrative or service nature to the exclusion of on-site retail or wholesale trade;
  - 3. Coffee shops, newsstands, similar service accessory use to be located totally within an office building with no entrance directly from the street nor a sign visible from the street and of such a scope and nature as may be expected to generate patronage substantially from tenants of the office complex or building;
  - 4. Drug and prescription sales accessory to a medical office or clinic to be located totally within an office building with no entrances directly from the street nor any sign visible from the street;
  - 5. Reserved;

6. The following sign regulations shall apply in all professional office commercial zones:
  - a. No sign shall face any adjacent residential zoning district,
  - b. One freestanding sign, not exceeding fifty square feet on any display area, not exceeding the maximum elevation of the roof line of the building or complex advertised,
  - c. Wall signs when designed as an integral part of the building or complex and relating only the name and use of the building or complex. Such wall signs may also contain the names and specialties of the occupants when no freestanding sign is utilized,
  - d. Total sign area of paragraphs c and d combined shall not exceed fifty square feet, and
  - e. One nameplate not exceeding three square feet with letters and symbols not exceeding twelve square inches each and signifying the name and specialty of the occupant;
7. Health facility;
8. Community care facility. (Ord. 3992 §2(part), 1988; Ord. 3419 §14, 1984: prior code §9413.2(B))
9. Mixed-use development, provided land does not adjoin an industrial zoned parcel.

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17.32.070 Uses requiring special use permit. The following uses are allowed only after obtaining a special use permit therefore from the planning commission or zoning administrator:

- A. Veterinary office or clinic when totally enclosed within a building;
- B. Business and professional schools and schools of the arts;
- C. Veterans or fraternal organizations of a nonprofit nature; or
- D. Public buildings and public utilities buildings of a type and nature deemed compatible by the planning commission or planning director with the intent of this article;
- E. Multiple-family dwellings up to a maximum of four dwelling units per structure. (Ord. 3992 §2(part), 1988: prior code §9413.2(C))
- F. Mixed-use development that adjoins an industrial zoned parcel.

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17.32.080 Development standards. The following provisions shall apply in all CPO districts, except for mixed-use projects (subject to provisions under 17.14.220), and unless and until a variance is obtained from the planning commission:

- A. Minimum lot area, six thousand square feet;
- B. Maximum building coverage, fifty percent of the lot;
- C. Minimum lot width, sixth feet;
- D. Minimum landscaping area, ten percent of the gross lot area;
- E. Minimum yards: front, twenty feet; five feet sides; and fifteen feet rear; multifamily dwelling structures shall have at least fifteen feet side and rear yards; and
- F. Maximum building height, thirty-five feet;
- G. Density: no less than two thousand square feet for each dwelling unit; however, the maximum density shall be no greater than the highest density established by the adopted general plan land use element. (Ord. 3237 §5, 1982; prior code §9413.2(D))

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