

ARTICLE 11. PO PROFESSIONAL OFFICE DISTRICT

Sec. 1101. Purposes and application.

The PO Professional Office District is intended to provide opportunities for the location of professional offices in close relationship to one another outside of commercial districts; 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 the professional practices being carried on.

Sec. 1102. Permitted uses.

- A. One one-family dwelling per legal parcel.
- B. Minor home occupations, in accordance with the regulations prescribed in Article 16, Section 1601, subdivision D.
- C. Non-commercial, personal use solar electrical generation equipment with a design capacity to serve the electrical needs of only that site or use.

(Ord. No. 269.62, § 17, 10-25-05; Ord. No. 269.65, §§ 56 and 57, 10-28-08)

Sec. 1103. Permitted uses; site plan review.

The following uses may be permitted in accordance with the provisions of Article 21:

- A. Public and private charitable institutions, hospitals (excluding animal hospitals), and sanitariums, but not including hospitals, sanitariums, rest homes or nursing homes for mental or alcohol and other drug addicted cases with an occupancy of thirty (30) or fewer people.
- B. Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and/or elevated pressure tanks.
- C. Accessory structures and uses located on the same site as a permitted use requiring site plan review, or a conditional use which has been approved by the planning commission, except those conditional uses which are owned or operated by a public agency.
- D. Boarding or rooming houses with an occupancy of thirty (30) or fewer people.
- E. Offices which deal primarily in professional services, in which goods, wares, or merchandise are not commercially created, sold or exchanged, including medical offices, engineering, architectural, planning, landscape consulting, law, accounting, bookkeeping, and brokerage offices; mortuaries, and funeral parlors.
- F. Pharmacies primarily engaged in the selling of prescriptions, patent medicines and medical supplies.
- G. Medical and dental laboratories and clinics.
- H. Reserved.
- I. Urban home occupations, in accordance with the regulations prescribed in Article 16, Section 1601, subdivision A.

(Ord. No. 269.3, § 14, 5-6-69; Ord. No. 269.4, § 21, 6-3-70; Ord. No. 269.33, § 18, 9-21-82; Ord. No. 269.41, § 6, 1-9-96; Ord. No. 269.65, § 58, 10-28-08)

Sec. 1104. Conditional uses; planning commission approval.

The following conditional uses may be permitted in accordance with the provisions of Article 19:

- A. Public and quasi-public uses of an educational or religious type including public and parochial schools and colleges; preschools and nursery schools; private nonprofit schools and colleges; churches, parsonages, and other religious institutions.
- B. Public parks, playgrounds, community centers.
- C. Public uses of an administrative, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities.
- D. Multi-family dwellings in accordance with the standards of the RM-1.5 District.
- E. Boarding or rooming houses with an occupancy of more than thirty (30) people.

- F. Accessory structures and uses which are owned or operated by a public agency and are located on the same site as a conditional use requiring planning commission approval.
- G. Public and private charitable institutions, hospitals (excluding animal hospitals) and sanitariums, with an occupancy of more than thirty (30) people.
- H. Hospitals, sanitariums, rest homes or nursing homes for mental or drug addicted or liquor addicted cases.
- I. Urban home occupations, in accordance with the regulations prescribed in Article 16, Section 1601, subdivision C."

(Ord. No. 269.3, § 15, 5-6-69; Ord. No. 269.4, § 22, 6-3-70; Ord. No. 269.33, § 19, 9-21-82; Ord. No. 269.41, § 7, 1-9-96)

Sec. 1105. Fences, walls and hedges.

Fences, walls and hedges shall be allowed under the provisions of Article 16, Section 1605.

(Ord. No. 269.56, § 44, 9-10-03)

Sec. 1106. Site area.

The minimum site area shall be six thousand (6,000) square feet.

Sec. 1107. Site area per dwelling unit.

The minimum site area per one-family dwelling unit shall be six thousand (6,000) square feet. The minimum site area per multi-family dwelling unit shall be one thousand five hundred (1,500) square feet.

Sec. 1108. Frontage, width and depth of site.

Each site shall have not less than sixty (60) feet of frontage on a street, except those sites which front on a cul-de-sac or loop-out street which shall have a frontage of not less than forty (40) feet.

The minimum width of each site shall be as follows:

<u>Interior Lot</u>	<u>Corner Lot</u>
60 feet	65 feet

The minimum depth of each site shall be as follows:

<u>Interior Lot</u>	<u>Corner Lot</u>
100 feet	80 feet

Sec. 1109. Coverage.

The maximum site area covered by structures shall be sixty per cent (60%) of the total area of the site.

Sec. 1110. Yard requirements.

- A. Front yard: The minimum front yard shall be fifteen (15) feet. No accessory structures over three (3) feet in height may be located in any portion of a required front yard except as provided in Section 1105 of this Article.
- B. Rear yard: The minimum rear yard of a permitted use and its accessory structures shall be ten (10) feet; provided, however, that where construction involves more than one story and the site lies adjacent to a site in an R District, the rear yard shall be increased by ten (10) feet for each additional story. Accessory structures under six (6) feet in height may be located within any portion of a required rear yard; garden structures greater than six (6) feet in height may be located in any portion of a required rear yard which is not within a utility easement.
- C. Side yards: The minimum side yards of a permitted use and its accessory structures shall be five (5) feet per story, subject to the following conditions:
 - 1. On the street side of a corner lot, side yards shall not be less than ten (10) feet.
 - 2. On a reverse corner lot, the side yard adjoining the street shall be not less than one-half (½) the required front yard on the adjoining key lot.

3. Accessory structures under three (3) feet in height may be located in any portion of a required side yard. Garden structures greater than six (6) feet in height may be located in any portion of a required side yard which is not opposite the main building or accessory structures of the lot or site adjacent to such side yard.
 4. A side yard providing access to more than one dwelling unit shall not be less than ten (10) feet.
 5. Where construction involves more than one story, and the site lies adjacent to a site in an R District, the side yards shall be increased by ten (10) feet for each additional story.
- D. If greater minimum distances between structures than those listed in this section are required by the fire code regulations for safety and fire protection, such greater separation requirements shall be imposed. This includes distances from structures on adjacent properties. Construction methods using higher fire ratings may be substituted to satisfy all or part of such higher fire-related separation requirements.

(Ord. No. 269.44, § 27, 7-29-97)

Sec. 1111. Height of structures.

The maximum height of a permitted use and its accessory structures shall be thirty (30) feet. The maximum height of a conditional use and its accessory structures shall be fifty (50) feet. No structure exceeding three (3) feet in height may be located within a Traffic Safety Visibility Area.

(Ord. No. 269.65, § 59, 10-28-08)

Sec. 1112. Distances between structures.

The minimum distance between structures shall be ten (10) feet. However, greater minimum distances between structures may be required if fire code regulations require greater separation between structures for safety and fire protection. This includes distances from structures on adjacent properties. Construction methods using higher fire ratings may be substituted to satisfy all or part of such fire-related separation requirements.

(Ord. No. 269.44, § 28, 7-29-97)

Sec. 1113. Off-street parking areas, aisles, access drives, access lanes and off-street loading facilities.

Off-street parking areas, aisles, access drives, access lanes and off-street loading facilities shall be provided on the site for each use as prescribed in Article 15.

(Ord. No. 269.65, § 60, 10-28-08; Ord. No. 269.65, § 60, 10-28-08)

Sec. 1114. Signs.

Signs shall be allowed pursuant to the provisions of Article 16, Section 1606.C.9.

(Ord. No. 269.64, § 19, 10-16-07)

Sec. 1115. Reserved.

Sec. 1116. General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Article 17.

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