

## Chapter 17.30

### COMMERCIAL OFFICE ZONE

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#### **17.30.010 Purpose of provisions.**

The commercial office (CO) zoning district is established to provide for well-designed and attractive professional, administrative, and business offices of a residential scale and character on sites in appropriate locations to serve the nearby residential and commercial areas. The commercial office zoning district is characterized by low volumes of direct customer contact, and is designed to provide a transition of development between residential neighborhoods and more intense land uses, districts, and heavily traveled transportation routes. The principal uses permitted in this district are professional, semi-professional, administrative, and business offices, and branch offices for banks and similar financial institutions.

(Ord. 1397.17.15 § II (part), 1997)

#### **17.30.020 Principally permitted uses.**

Principally permitted uses in the commercial office zone are as follows:

- A. Professional, semi-professional, administrative and business offices;
- B. Banks and similar financial institutions;
- C. Medical, dental and chiropractic offices, but not including hospitals or medical facilities;
- D. Studios for photography, commercial arts, or other professional work.
- E. Marijuana dispensaries within the overlay area defined by Section 17.52.610.

(Ord. 1397.17.53 § 5, 2021; Ord. 1397.17.37 § 5, 2011; Ord. 1397.17.15 § II (part), 1997)

#### **17.30.030 Conditionally permitted uses.**

Conditionally permitted uses in the commercial office zone are as follows:

- A. Business, technical or vocational school(s).

(Ord. 1397.17.15 § II (part), 1997)

#### **17.30.040 Permitted accessory uses.**

Permitted accessory uses in the commercial office zone are as follows:

A. Accessory residential uses, single-family, when occupied by the owner or lessee, or a watchman employed on the premises, and when such occupancy is directly associated to a developed and occupied permitted use, and is located within, or attached to, the principal building(s) of the permitted use. (No freestanding building, manufactured or mobile home, or recreational vehicle shall be permitted for such use.)

B. Restaurant, cafes, snack shops, coffee shops, and similar eating/refreshment establishments; provided, that it is located within, or attached to, the principal building(s) of the permitted use;

C. Day care centers, subject to the provisions of Section 17.24.030(D) (B-1 zoning district — day care center), and provided that it is located within, or attached to, the principal building(s) of the permitted use;

D. Business signs, consistent with the city sign code, and as provided below;

E. Trash receptacles, consistent with Section 17.58.050 of this title, and constructed, designed and colored to complement the associated development.

(Ord. 1397.17.18 § 1, 1997; Ord. 1397.17.15 § II (part), 1997)

### **17.30.050 Lot development standards.**

A. Minimum lot width: one hundred fifty feet (corner lots shall be two hundred feet)

B. Minimum lot area shall be determined by building area, parking, retention, landscaping and setback requirements.

C. Setbacks:

Front: Thirty-five feet

Rear: Fifteen feet

Side: Fifteen feet

Corner side: Twenty feet

Residential zone boundary: Thirty feet

D. Maximum height: Thirty feet

(Ord. 1397.17.15 § II (part), 1997)

### **17.30.060 Additional building and performance standards.**

A. All permitted uses, and all activity resulting therefrom, are restricted to closed buildings, except for pass-through windows, employee and customer parking, and any necessary loading/unloading of materials and supplies.

B. No exterior display of materials or supplies, or outdoor storage shall be permitted.

C. A six-foot high, decorative screening wall shall be used as a buffer between any commercial office use and adjacent residential uses or zoning districts.

D. Sign regulations shall be as follows:

1. Detached signs: shall be limited to one per public street frontage, and shall be a low-profile, monument-style sign, no greater than eight feet in height and thirty-two square feet in size.

Landscaping shall be provided around the base of the sign. The supporting structure shall be constructed and colored to complement the development.

2. Attached signs: shall be limited to a combined area, along any public street frontage, to one square foot of sign area per two linear feet of building frontage. Maximum sign area shall be one hundred square feet.

E. Landscaping. For purposes of Chapter 17.52, Article VI (landscaping requirements), the commercial office zone shall be considered a commercial development.

F. Fences. For purposes of Chapter 17.52, Article III (fences and walls), the commercial office zone shall be considered a business and industrial district.

G. Development of any parcel of land within the commercial office zone shall be subject to all applicable requirements of chapters 17.52 through 17.64 of this title.

(Ord. 1397.17.15 § II (part), 1997)