

**CHAPTER 18.54**  
**PO-1 PROFESSIONAL OFFICE ZONE**

**18.54.010: LEGISLATIVE INTENT:**

The PO-1 professional office zone is established to provide areas within the city which will accommodate a mixture of low and moderate density residential structures and limited scale office facilities under conditions which will not be inimical to the preservation of a residential environment favorable to family living and the rearing of children. Characteristic of the uses within the PO-1 zone are one-family and two-family dwellings on moderate sized lots, together with agricultural areas, public schools, churches, playgrounds, and similar nonresidential uses customarily found in residential neighborhoods. The zone would also permit small scale office structures to accommodate doctors, dentists, accountants, real estate and similar activities which are located in landscaped settings consistent with the surrounding residential areas and which are of such a limited size that they will not generate a volume of traffic sufficient to significantly impact the capacity of the adjacent road system or would otherwise depreciate the residential environment. It is anticipated that each area placed within the PO-1 zone would be relatively small and that the areas so zoned would be distributed throughout the community and adjacent to collector or arterial class streets. (Ord. 2002-05, 3-20-2002)

**18.54.020: PERMITTED NONCONDITIONAL USES:**

The following uses of land shall be permitted upon compliance with the applicable standards and conditions of this code and other ordinances and codes of the city:

Agriculture, not including the raising of livestock.

Customary household pets.

Fences, walls and hedges.

One-family and two-family dwellings - conventional construction and modular homes. Also residential accessory structures appurtenant thereto, subject to compliance with all terms and conditions for such uses as set forth in the R-2 residential zone.

Public schools, libraries, parks and similar public buildings and grounds, churches, public utility structures.

Real estate sale signs not exceeding eight (8) square feet in area advertising the sale of the premises. (Ord. 2002-05, 3-20-2002)

**18.54.030: PERMITTED CONDITIONAL USES:**

The following buildings, structures and uses of land may be permitted upon compliance with the applicable standards and conditions of this code and other ordinances and codes of the city and after approval has been given by the designated review body:

Health care housing projects (small scale), subject to the provisions of section [18.84.370](#) of this title.

Home occupations, subject to the provisions of section [18.84.380](#) of this title.

Professional office projects (small scale) subject to compliance with all the following

conditions and upon approval by the city council following receipt of a recommendation by the planning commission:

A. The parcel to be used for the project shall be not less than one-half (1/2) acre nor more than 2.5 acres in area.

B. The office structure shall contain not more than ten thousand (10,000) square feet or ten percent (10%) of the total lot area, whichever is less.

C. The exterior facade of the structure shall be compatible and consistent with the design of residences in the vicinity.

D. The lot and structure shall front upon a designated collector or arterial class street as shown on the major street plan and all points of vehicular ingress and egress shall be to the designated major street.

E. Adequate off street parking shall be required. The number of parking spaces shall be sufficient to accommodate the workers and clients of the proposed use, but shall be not less than one parking space for each four hundred (400) square feet of office space. The location and layout of the access ways and parking area shall act to encourage the use of off street parking; all parking spaces shall be located to be at least as accessible to the main building entrance as the adjacent street. All travel ways and off street parking area shall be hard surfaced.

F. All buildings shall conform to the setback requirements for the R-2 residential zone.

G. The project shall be connected to a public sewer or shall provide written evidence from the city-county health department of the adequacy of the septic tank system for the proposed use.

H. Signs shall be limited to one facia or low level (less than 4 feet in height) freestanding identification sign having a total area of less than thirty two (32) square feet. If lighted, low intensity indirect lighting shall be used. No advertising signs shall be permitted.

I. All portions of the project area not occupied by structures, off street parking, or access ways shall be landscaped.

J. No building within the project shall exceed two (2) stories or twenty feet (20') in height, measured to the square of the building.

K. The plan shall provide for the location of solid waste disposal containers. Where bulk containers are to be used, permanent container enclosures shall be provided.

L. A detailed site plan prepared in accordance with the provisions of section [18.84.320](#) of this title shall be submitted as part of the application.

M. The procedure to be followed in securing approval of the project shall be the same as required for an amendment to the zoning ordinance [57](#). Upon approval of the project and site plan by the city council and posting of the ordinance approving the project said site plan shall be deemed to constitute the specific zone requirements for the project area. (Ord. 2002-05, 3-20-2002)