

Article 2.5 Office Districts

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2.501 Purposes

The purposes of office districts established in this article are to:

- A. Provide for a range of office uses at appropriate scales and locations;
- B. Ensure land use compatibility with residential and other adjacent uses; and
- C. Encourage quality and variety in building and landscape design.

2.502 Office Districts

The office districts are:

Neighborhood Office (NO). This district permits small residential scale office and office service uses that serve as a transition between residential neighborhoods and more intense uses.

General Office (GO). This district permits medium to large-scale, single- or multi-story medical, professional, and service-type office uses. Development standards ensure compatibility with adjacent uses.

2.503 Land Use Regulations

- A. ***Regulations.*** Table 2.902: Use Regulations sets forth the land use regulations for office districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

"L" designates uses that are permitted subject to certain limitations. Number designations refer to the limitations listed at the bottom of Table 2.902: Use Regulations.

"T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.5012: Temporary Uses.

"A" designates uses that require an Administrative Use Permit pursuant to Article 5.4: Use Permits.

"U" designates uses that require a Conditional Use Permit pursuant to Article 5.4: Use Permits.

"S" designates uses that require a Special Use Permit pursuant to Article 5.4: Use Permits.

- B. **Unlisted Uses.** Uses are defined in Article 6.1: Use Definitions. If a proposed use is not listed in the Use Definitions, the Zoning Administrator shall determine if the proposed use is substantially similar to a permitted use; in that event, the Zoning Administrator shall assign the proposed use to a permitted use definition.
- C. **Prohibited Uses.** Uses not listed in Table 2.902: Use Regulations or not assigned to a Use Definition pursuant to Section 2.503B: Unlisted Uses are prohibited.
- D. **Additional Use Regulations.** Additional use regulations for office districts are set forth in Section 2.506: Additional Use Regulations.

2.504 Site Development Regulations

Table 2.504: Site Development Regulations – Office Districts sets forth the site development regulations for office districts, which are in addition to the development regulations set forth in Section 2.505: Additional Development Regulations and Division 4: General Regulations. Letter designations in the Additional Regulations column refer to regulations that follow Table 2.504: Site Development Regulations.

Table 2.504: Site Development Regulations – Office Districts

Standards	NO	GO	Additional Regulations
Maximum Building Height (ft.) / (Stories)	25/1	55/3	
Building Step-back	No	Yes	(A)
Minimum Building Setback (ft.)			
<i>Front</i>	20	25	
<i>Side (Arterial)</i>	20	20	

Table 2.504: Site Development Regulations – Office Districts

Standards	NO	GO	Additional Regulations
<i>Side (Collector or local)</i>	15	20	
<i>Side (Residential)</i>	15	30	
<i>Side (Nonresidential)</i>	10	15	
<i>Rear (Residential)</i>	15	30	
<i>Rear (Nonresidential)</i>	10	20	
Separation between Buildings (ft.)			
<i>Single story</i>	15	15	
<i>Multiple story</i>	--	20	
Minimum Required Perimeter Landscape Area (ft.)			
<i>Front</i>	20	25	(B C)
<i>Side (Arterial)</i>	20	20	
<i>Side (Collector or local)</i>	15	20	
<i>Side (Residential)</i>	15	30	
<i>Side (Nonresidential)</i>	10	15	
<i>Rear (Residential)</i>	15	30	
<i>Rear (Nonresidential)</i>	10	20	
Landscaping (% of net lot area)	15	15	See Article 4.3: Landscape Regulations
Building Setback to Parking (ft.)	See Section 4.203N: Separation from Buildings		
Off-Street Parking and Loading	See Article 4.2: Off-Street Parking and Loading Regulations		
Exterior Lighting Standards	See Section 4.103: Lighting Standards		

- A. **Building Step-back.** Where a building in the GO district is within 100 feet of property designated for residential use in the General Plan, a building step-back of one foot for every one foot of building height above 2 stories or 35 feet is required.
- B. **Street Frontage Landscape.** Unless otherwise permitted by the Zoning Code, street frontage landscape areas shall not contain parking areas, buildings, fences, parking screen walls or other permanent improvements other than sidewalks, permitted signs, and lighting.
- C. **Arterial/Arterial Intersection.** A minimum 50 foot wide landscape area shall be established and maintained along the street frontage within a distance of 250 feet of the arterial intersection as measured from the intersection of street lines. One driveway perpendicular to each street frontage within the 50 foot wide landscaped area established above is permitted if no other access is available.

2.505 Additional Development Regulations

- A. **Accessory Structures.** Accessory structures shall be identified on an approved Final Design Review site plan and shall conform to the following regulations:
 - 1. **Establishment.** An accessory structure shall not be constructed prior to construction of a principal structure.

2. *Location.* Accessory structures may be located:
 - a. Within the building envelope.
 - b. Within a required side or rear setback, but not within a required landscape area.
 3. *Maximum Height.* The maximum height shall be 15 feet.
 4. *Separation.* Accessory structures shall be separated from principal structures and other accessory structures by a minimum of 10 feet, measured from the exterior walls.
- B. ***Gated Facility Entrances.*** A minimum of 40 feet of vehicle queuing area shall be provided behind each security control point. The minimum width of the vehicular entry shall be 20 feet in width. A vehicular turn-around area shall be provided between the control point and the security gate. The vehicular turn-around area shall have a minimum interior turning radius of 35 feet and an exterior turning radius of 55 feet.

2.506 Additional Use Regulations

- A. ***Hours of Operation.*** In the NO District, the hours that a business may be open to the public are limited to 6:00 a.m. to 11:00 p.m. Increased hours of operation may be permitted with approval of a Conditional Use Permit, provided that the increased hours will not adversely impact the adjacent neighborhood.
- B. ***Outdoor Storage.*** In addition to the requirements set forth in Section 4.104: Outdoor Business Property Storage, outdoor storage areas shall comply with the following requirements. This section does not apply to Outdoor Personal Property Storage.
1. *Neighborhood Office.* Outdoor storage is prohibited.
 2. *General Office.*
 - a. *Area.* A maximum of 5 percent of the Gross Floor Area (GFA) of the use.
 - b. *Height of Fences.* Fences enclosing outdoor storage areas shall be 6 feet in height.
 - c. *Location.* Outdoor storage areas shall not be located between the building and the street.
- C. ***Temporary Use of Parking Areas.*** The temporary use of parking areas for non- parking activities is prohibited.

- D. ***Access to Residential Property.*** Use of property to provide primary vehicular access to a residential use is prohibited.

- E. ***Limited Floor Area.*** In the GO district, Day Care Centers, Dry Cleaning and Laundry Outlets, Restaurants, Entertainment and Recreation Uses, Personal Services and Retail Sales uses shall be permitted with a limitation on combined floor area. Any combination of these uses' square footage shall not exceed 15 percent of the building's gross floor area. Dry Cleaning and Laundry Outlets are limited to drop-off and pick-up services only.