
19.22.020 Uses Permitted.

No building or improvements may be erected, constructed, converted, established, altered or enlarged, nor may a lot or premises be used until a development plan has been submitted to, and approved by, the planning commission unless otherwise set forth in this code. All such uses must be within an enclosed building unless stated otherwise in this chapter. However, any use listed as permitted and proposed to be located in an existing structure may be approved by the director after the use has been reviewed and determined to be compatible. All uses shall be subject to the property development standards in Sections 19.22.050 through 19.22.170.

New buildings in the P-O zone shall be made only in conformance with a planned development permit granted by the planning commission in accordance with Section 19.22.200. Such permit shall be obtained by filing an application in the planning department accompanied by a plot plan and elevation drawings of the structures in accordance with the procedures set forth herein.

The planning commission, and/or the city council, shall not grant a permit for any use when it finds the use will be injurious or detrimental to the public health, safety, or welfare, or to the property in the vicinity or zone in which the use will be situated: and secondly, that the imposition of conditions upon the requested use will not prevent such effects. All uses herein authorized shall be conducted totally within a building;

A. Financial institutions of the following types:

1. Banks
2. Commercial loan offices
3. Credit union offices
4. Credit services
5. Mortgage services
6. Savings and loan associations;

B. General office, business, administrative service consulting or professional uses of the following types:

1. Accountants
2. Advertising agencies
3. Appraisers
4. Architect and artist studios
5. Attorneys
6. Bookkeepers
7. Chiropodists
8. Chiropractors
9. Collection agencies
10. Consulting services
11. Construction services (excluding storage of construction equipment and materials on the property)
12. Corporation or general offices
13. Counseling services
14. Doctors or other similar practitioners of the healing arts for human beings

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15. Employment agencies
 16. Engineers
 17. Escrow services
 18. Hospitals (excluding mental hospitals) and including accessory gift shops, and flower shops without outside signage indicating the presence of such accessory uses
 19. Insurance services
 20. Investment services
 21. Laboratories (medical, dental, and biological)
 22. Libraries
 23. Life science R&D, including vivarium
 24. Medical and dental clinics
 25. Mortuaries
 26. Postal services
 27. Real estate services
 28. Stockbrokers
 29. Surveying services
 30. Telephone answering services;
- C. Any other use determined by the planning commission to conform with the general purpose or intent of an administrative nature excluding general retail uses;
- D. Agricultural uses, temporary agricultural uses and stands, subject to the following conditions and limitations:
1. Growing agricultural crops and accessory structures are permitted uses, but no poultry or animals shall be raised or kept except as otherwise permitted by this chapter.

(Ord. 512 § 7, 1982; Ord. 493 § 1 (part), 1981; Ord. 360 § 1 (part), 1977: prior code § 9406.1.)

(Ord. No. 2007, § 5B, 4-12-2023)

19.22.030 Accessory uses permitted in the P-O zone.

Accessory uses of the following types may be permitted provided they are incidental to the permitted uses within the same building:

- A. Off-street parking of private automobiles in connection with any P-O use as provided under the development standards of the zoning title, however, specifically excluding the storage and maintenance of trailers and mobile homes except temporary offices during the period of construction;
- B. Coffee shop, newsstands, pharmacy where pharmacies are limited to the preparation, dispensing and retailing of drugs including the dispensing and retailing of orthopedic and medical appliances; however, specifically excluding retailing and dispensing nonrelated pharmaceutical commodities, products or articles;

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- C. There shall be no entrance directly from the street or outside of the development to the business and no signs or other evidence indicating the existence of such business shall be visible from the outside of the building. The building shall be of sufficient size and character so that the patronage of such business may be expected to be furnished substantially or solely by tenants of the office building.

(Ord. 360 § 1 (part), 1977: prior code § 9406.2.)

19.22.040 Uses subject to a conditional use permit.

The following uses may be permitted in the P-O zone if a conditional use permit is obtained in the manner provided for in the Chapter 19.62, and such use conforms to every term and condition of the permit and the following: The conditional use permit may be granted if the applicant demonstrates that the use will not be injurious or detrimental to the public health, safety and welfare; the application will be compatible with the uses, zone, and property within the area; the conditional use permit may include conditions which, in the opinion of the commission, are imposed to insure compatibility and to mitigate any adverse condition involved with the use; the permit is necessary to make reasonable use of the property:

1. Churches;
2. Educational institutions: business, professional schools including dancing academies, art institutes but excluding manual arts, auto body, motor repair, carpentry and public schools;
3. Charitable and philanthropic institutions;
4. Publicly owned or operated buildings and uses including libraries, museums and community buildings; but excluding jails, prisons, and other places of confinement, dumps, and sanitary fills;
5. Sanitariums or convalescent homes; only the expansion of an existing facility or new facilities in close proximity to a hospital where a need can be shown;
6. Tennis and swim clubs, gymnasiums and handball facilities;
7. Public utility buildings or structures including radio and television broadcasting studios, but not including transmitters;
8. Colleges or universities which offer a program of professional preparatory instruction or any combination thereof offering full curricula as required by state law;
9. Buildings containing a height greater than twenty-five feet;
10. Temporary agricultural stands in accordance with Chapter 19.62;
11. [Intentionally deleted];
12. Indoor theaters, including the on-sale of alcoholic beverages;
13. Commercial recreation uses and sports complexes;
14. Hotels and motels with convention and/or recreational facilities.

(Ord. 911 § 3, 1999; Ord. 891 § 1, 1998; Ord. 867 § 1, 1997; Ord. 790 § 1, 1993; Ord. 660 § 2, 1988; Ord. 512 § 10 (part), 1982: Ord. 360 § 1 (part), 1977: prior code § 9406.3 (part).)

(Ord. No. 1108, § 4, 3-11-2015; Ord. No. 1109, § 4, 3-25-2015; Ord. No. 1182, § 4, 8-25-2021; Ord. No. 1196, § 4A, 9-14-2022)

19.22.045 Uses requiring conditional use permits that may be approved at the director level.

The following uses may be permitted in the Professional Office (P-O) Zone if a conditional use permit is approved by the director in the manner provided in Chapter 19.62:

- A. Day care nurseries, short-term, providing care for more than six children subject to the standards of Section 19.62.165.

(Ord. No. 1196, § 4B, 9-14-2022)