

Chapter 17.21

ADMINISTRATIVE AND PROFESSIONAL OFFICE (C-P) DISTRICT

Sections:

- 17.21.01 PURPOSE & APPLICATION
- 17.21.02 PERMITTED USES
- 17.21.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT
- 17.21.04 PROHIBITED USES
- 17.21.05 MINIMUM LOT SIZE
- 17.21.06 MINIMUM LOT AREA PER DWELLING UNIT
- 17.21.07 YARDS & SETBACKS
- 17.21.08 HEIGHT LIMITS
- 17.21.09 MINIMUM DISTANCE BETWEEN STRUCTURES
- 17.21.10 PARKING
- 17.21.11 SIGNS
- 17.21.12 LANDSCAPING
- 17.21.13 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS

- 17.21.01 PURPOSE AND APPLICATION. This designation provides for office development, which includes medical, dental, law, or other professional offices. Professional Office land uses should be designated which allow construction of new office unified centers, the redevelopment of existing areas to office use, and the conversion of older homes to offices along major streets. Where homes are converted to offices, the area should be a logical extension of existing or planned office/commercial uses, and the lot should be of adequate size to accommodate parking in the rear of the structure or outside of the front yard landscape setback. This zone is to be applied in and adjacent to the downtown and near major medical facilities. The zone may also serve as a buffer between retail commercial and residential areas. The zone may also be combined with the Cluster Combining (C-L) district to achieve innovative and creative office, commercial and/or residential development. The C-P administrative and professional office district is intended to provide for the development of an integrated professional district wherein all of the related types of uses and facilities may be located.
- 17.21.02 PERMITTED USES. The uses as shown in Table 17-2 and all others deemed to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with the standards and procedures set out in Chapter 17.51 of this Ordinance.
- 17.21.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT. The uses as shown in Table 17-1 as conditional and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with standards set out in Chapter 17.51 and subject to securing a Conditional Use Permit in accordance with the standards and procedures set out in Chapter 17.70 of this Ordinance.

- 17.21.04 PROHIBITED USES. All other uses not permitted by Section 17.21.02 and 17.21.03 are prohibited.
- 17.21.05 MINIMUM LOT SIZE. See Table 17-2.
- 17.21.06 MINIMUM LOT AREA PER DWELLING UNIT. See Table 17-2.
- 17.21.07 YARDS AND SETBACKS. See Table 17-2.
- 17.21.08 HEIGHT LIMITS. See Table 17-2.
- 17.21.09 MINIMUM DISTANCE BETWEEN STRUCTURES. See Table 17-2.
- 17.21.10 PARKING. Off street parking shall be provided in accordance with the requirements of Chapter 17.60 of this Ordinance.
- 17.21.11 SIGNS. The following signs are permitted in accordance with Chapter 17.61 of this Ordinance:
- A. Temporary real estate signs (not to exceed 8 square feet).
 - B. Temporary subdivision signs.
 - C. Temporary construction signs.
 - D. Temporary political campaign signs.
 - E. One monument sign along each street frontage for building and tenant identification up to 16 square feet per sign face, and not to exceed 32 square feet in aggregate. The maximum height of signs shall be five feet.
- 17.21.12 LANDSCAPING. Landscaping shall be provided in accordance with the requirements of Chapter 17.51 of this Ordinance.
- 17.21.13 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS.
- A. All development in the C-P zone shall comply with the minimum requirements set out in Chapter 17.51 of this Ordinance.
 - B. Development in the C-P zone shall comply with the interpretations and provisions of Chapter 17.73 of this Ordinance.