



Article 11. Office Commercial District (C-O)

Sec. 8-5.1101. Purpose.

To provide for the establishment and concentration of professional and business and administrative offices and business support services normally associated with offices. This district is consistent with the Institutional and Professional, Community Commercial and Regional Commercial General Plan designations.

Sec. 8-5.1102. Uses.

Uses	Permitted ⁽¹⁾	Use Permit ⁽²⁾	Specific Standards
Art galleries	X		
Banks and savings and loans that primarily provide direct service to the public	X		
Churches		X	
Commercial coach (temporary)		X	Sec. 8-5.5101
Cultural and community centers	X		
Day care center	X		
Drive-thru facilities		X	
Employment agency	X		
Health clubs	X		
Heliports		X	
Hospitals		X	
Laboratories (medical, dental and optical)	X		
Libraries and museums	X		
Mortuary		X	
Offices (administrative, business, government, medical and professional)	X		
Office (insurance and real estate sales)	X		
One-family residence or multiple-family residence ⁽⁴⁾		X	
Outdoor sales (temporary)	X		Sec. 8-5.5103
Outdoor storage and sales areas	X		Sec. 8-5.5905
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Uses (cont.)	Permitted ⁽¹⁾	Use Permit ⁽²⁾	Specific Standards
Pharmacies, prescription	X		
Public and quasi-public		X	
Public utilities		X	Sec. 8-5.5109
Security/detective agencies	X		
Schools (music, dancing, photography, art and broadcasting)	X		
Service and social clubs	X		
Skilled nursing/intermediate care facilities		X	
Studios (music, dancing, photography, art and broadcasting)	X		
Support services ⁽³⁾	X		
Tax consultant	X		
Title insurance company	X		
Trade schools	X		
Travel agency	X		

(1) The level of review is determined as provided in Sec. 8-5.7001.

(2) See Sec. 8-5.7003 for review process explanation.

(3) Support services normally associated with offices including: blue printing and copying, telephone service, pharmacies, cafe and restaurant, day care center, barber and beauty shops.

(4) Residences are permitted in the C Districts in conjunction with a bona fide business or on upper floors of the same building. If the building is single story then the square footage of the residence shall not exceed the square footage of the building designated as part of the business.

Sec. 8-5. 1103. Development Standards.

Minimum Lot Size	6,000 sq. ft. Special criteria and exceptions are provided in Article 55.
Maximum Building Height	4 stories not to exceed 52 feet, except as provided in Article 56.
Minimum Yards	Front - None. Street Side - None. Interior Side - None, except when abutting a residential district then 15 feet.
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Development Standards (cont.)	
Minimum Yards	Rear - None, except when abutting a residential district or for a through lot where neighboring uses have front yards, then 15 feet.
Exterior Lighting	As provided in Article 58.
Fences, Walls, Hedges and Intersection Visibility	As provided in Article 59.
Landscaping	As provided in Article 60.
Off-street Parking and Loading	As provided in Article 61.
Public Improvements	As provided in Article 62.
Signs	As provided in Article 63.
Trash Enclosures	As provided in Article 64.