

**CHAPTER 22.14**  
**PA PROFESSIONAL AND ADMINISTRATIVE**  
**OFFICE DISTRICTS**

**22.14.010 General Provisions and Exceptions.**

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 22.34 of this Title. (Ord. 822 C.S. § 3 (part), 1975: prior code § 10,104.15.)

In addition to the objectives prescribed in Section 22.02.010 of this Title, the PA professional and administrative office district is included in the zoning regulations to achieve the following purposes to:

- A. Reserve appropriately located areas for harmonious transitional uses to serve as buffers between residential districts and commercial or industrial districts;
- B. Provide opportunities for professional and administrative offices of a semi-commercial character to locate outside of commercial districts;
- C. Create a suitable environment for major public buildings and for community facilities and institutions which appropriately may be located in professional and administrative office districts;
- D. Provide adequate space to meet the needs of modern professional and administrative offices, including off-street parking of automobiles and, where appropriate, off-street loading of trucks;
- E. Minimize traffic congestion and to avoid overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them;
- F. Protect professional and administrative offices from the noise, disturbance, traffic hazards, safety hazards and other objectionable influences incidental to commercial uses;
- G. Protect professional and administrative offices from the noise, odor, dust, dirt, smoke, vibration, heat, glare and truck traffic incidental to industrial use. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,104.0.)

**22.14.030 Permitted Uses.**

The following uses shall be permitted:

- A. All uses permitted in an R-1.5 district, provided that the minimum site area per dwelling unit shall be not less than 1,500 square feet;
- B. Professional and administrative offices not including any of the uses prescribed in Sections 22.16.040B and 22.16.070B of this Title;
- C. Public administration buildings and grounds excepting schools;
- D. Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in Section 22.36.020 of this title;
- E. Churches, parsonages, parish houses, monasteries, convents and other religious institutions;
- F. Public and private philanthropic and eleemosynary institutions;
- G. Hospitals, sanitariums and nursing homes, not including hospitals, sanitariums or nursing homes for mental or drug addict or liquor addict cases;
- H. Private, noncommercial clubs and lodges;
- I. Union halls;
- J. Public and private libraries, museums and art galleries;
- K. Telephone exchanges;
- L. Accessory structures and uses located on the same site with and necessary for or incidental to the operation of a permitted use. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,104.1.)

#### **22.14.040 Conditional Uses.**

The following conditional uses shall be permitted upon the granting of a use permit, in accord with the provisions of Chapter 22.40 of this title:

- A. Private schools and colleges;
- B. Pumping stations, power stations, drainage ways and structures, storage tanks and transmission lines found by the City Planning Commission to be necessary for the public health, safety or welfare;
- C. Accessory structures and uses located on the same site with and necessary for or incidental to the operation of a conditional use;

- D. Group care and rehabilitation facilities (other than State authorized, certified or licensed family care, foster home or group home serving 6 or fewer mentally disordered or otherwise handicapped persons);
- E. Child Daycare Facilities. (Ord. 1115 C.S. § III 1988: Ord. 822 C.S. § 2 (part), 1975: prior code § 10,104.2.)
- F. Lunch wagons, except Downtown (north of Green Street, south of Marina Vista, between Berrellesa and Court Streets), provided that on the basis of the use permit application and the evidence submitted, the Planning Commission makes the following findings:
  - 1. The use will not be detrimental to other businesses in the area.
  - 2. The use will not create a safety hazard.
  - 3. The use will meet the Design Review Criteria and Standards, Chapter 22.34.045.
  - 4. The use will not be a nuisance to neighboring properties especially residences.
- G. Veterinary offices and small animal hospitals including short-term boarding of animals and incidental care such as bathing and trimming, provided that all operations are conducted entirely within a completely enclosed building which complies with specifications of soundproof construction which shall be prescribed by the Planning Commission. (Ord. 1274 C.S. § 1, 2000; Ord. 1245 C.S. § 1 (part) 1997.)

#### **22.14.050 Required Condition.**

The following conditions shall be required of all uses in the PA district:

- A. All professional pursuits and administrative enterprises shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas;
- B. No sales, production, repair or processing shall be permitted except in a medical or dental laboratory accessory to a professional office;
- C. No use shall be permitted and no process equipment materials shall be employed which are found by the City Planning Commission to be objectionable to persons residing or working in the vicinity or injurious to property located in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare, unsightliness or truck traffic or to involve any hazard of fire or explosion. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,104.3.)

#### **22.14.060 Distances Between Structures.**

- A. Garages, carports and other accessory structures may be attached to and have a common wall with the main structure on a site or may be connected with the main structure by a breezeway;
- B. Where there is more than one structure on a site, the minimum distance between a structure used for human habitation and another structure shall be 10 feet. The minimum distance between structures shall be increased 1 foot for every 2 feet of height above the lowest 12 feet of height of either structure. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,104.4.)

#### **22.14.070 Site Area.**

The minimum site area shall be 6,000 square feet. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,104.5.)

#### **22.14.080 Frontage and Width of Site.**

Each site shall have not less than 40 feet of frontage on a Public street and shall have a width of not less than 60 feet subject to the exception that the width of a corner lot shall not be less than 70 feet. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,104.6.)

#### **22.14.090 Coverage.**

The maximum site area covered by structures shall be fifty percent (50%) of the total area of the site. (Ord. 822 C.S. § 2 (part), 1975 prior code § 10,104.7.)

#### **22.14.100 Front Yard.**

The minimum front yard shall be 10 feet. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,104.8.)

#### **22.14.110 Side Yard.**

The minimum side yard shall be ten percent (10%) of the average width of the site provided that a side yard of more than 10 feet shall not be required and a side yard of less than 5 feet shall not be permitted, subject to the following exceptions:

- A. On the street side of a corner lot the side yard shall not be less than 10 feet;
- B. One foot shall be added to each side yard for each 2 feet of height above the lowest 12 feet of the structure;
- C. Where the side property line of a site of a professional office or an administrative office adjoins property in an R district, the side yard adjoining the R district shall be not less than 20 feet and a solid masonry wall or board fence 6 feet in height shall be located on the property line. In addition, the Board of Adjustments shall

require that 5 feet adjoining the property line be landscaped with plant materials and permanently maintained when such landscaping is necessary to ensure privacy, to screen unsightliness or to insulate adjoining dwellings against noise;

- D. A side yard providing access to more than one dwelling unit shall be not less than 10 feet. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,104.9.)

#### **22.14.120 Rear Yard.**

The minimum rear yard shall be 10 feet subject to the following exceptions:

- A. One foot shall be added to the minimum rear yard for each 2 feet of height above the lowest 12 feet of height of the structure;
- B. Where the rear property line of a site of a professional office or an administrative office adjoins property in an R district the rear yard shall be not less than 35 feet and a solid masonry wall or board fence 6 feet in height shall be located on the property line. In addition, the Board of Adjustments shall require that the 5 feet adjoining the property line be landscaped with plant materials and permanently maintained when such landscaping is necessary to ensure privacy, to screen unsightliness or to insulate adjoining dwellings against noise.
- C. Accessory structures not exceeding 12 feet in height, including garages and carports, garden structures, greenhouses and storage buildings may be located in a required rear yard except on a reversed corner lot. (Ord. 8220 C.S. § 2 (part), 1975: prior code § 10,104.10.)

#### **22.14.130 Usable Open Space.**

Minimum usable open space in the PA district shall be 400 square feet per residential dwelling unit. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,104.11.)

#### **22.14.140 Height of Structures.**

No Structures shall exceed 30 feet in height. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,104.12.)

#### **22.14.150 Landscaped Areas.**

The required front yard, the required rear yard on a double frontage lot, and not less than 5 feet of the required side yard adjoining the side lot line on the street side of a corner lot shall be landscaped and permanently maintained. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,104.13.)

#### **22.14.160 Off-Street Parking and Loading Facilities.**

- A. Off-street parking shall be provided for office development, in accordance with the requirements of Section 22.36.040;
- B. For residential uses, off-street parking shall be provided in accordance with the requirements of Section 22.36.030;
- C. Dimensions and locations of required parking spaces shall conform to the regulations prescribed in Chapter 22.36 of this Title;
- D. Loading facility requirements for other uses, and for structures in excess of 5,000 square feet gross floor area shall comply with the regulations prescribed in Chapter 22.36 of this Title. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,104.14.)