

CHAPTER 21.27 OFFICE ZONE

§ 21.27.010. Intent and purpose.

The office zone establishes regulations for the development of professional offices and closely related commercial uses. This zone is intended for exclusive office use but limited commercial may be permitted in certain circumstances. This zone may be utilized as a buffer between higher intensity commercial uses and residential development.

(Ord. 9698 § 1, 1983)

§ 21.27.020. Permitted uses.

- A. In an O zone, notwithstanding any other provision of this title, only the uses listed in Table A, below, shall be permitted, subject to the requirements and development standards specified by this chapter, and subject to the provisions of Chapter 21.44 of this title governing off-street parking requirements.
- B. The uses permitted by conditional use permit, as indicated in Table A, shall be subject to the provisions of Chapter 21.42 of this title.
- C. A use similar to those listed in Table A may be permitted if the City Planner determines such similar use falls within the intent and purposes of this zone, and is substantially similar to the specified permitted uses.
- D. A use category may be general in nature, where more than one particular use fits into the general category (ex. in some commercial zones "office" is a general use category that applies to various office uses). However, if a particular use is permitted by conditional use permit in another zone, the use shall not be permitted in this office zone (even under a general use category) unless it is specifically listed in Table A of this chapter as permitted or conditionally permitted.

Table A Permitted Uses

In the table, below, subject to all applicable permitting and development requirements of the municipal code: "P" indicates use is permitted. (See note 1 below)

"CUP" indicates use is permitted with approval of a conditional use permit. (See note 1 below)

1 = Minor Conditional Use Permit (Process One), pursuant to Chapter 21.42 of this title.

2 = Conditional Use Permit (Process Two), pursuant to Chapter 21.42 of this title.

3 = Conditional Use Permit (Process Three), pursuant to Chapter 21.42 of this title.

"Acc" indicates use is permitted as an accessory use.

Use	P	CUP	Acc
Accountants	X		
Administrative and executive offices	X		
Advertising agencies	X		
Alcoholic treatment centers		2	
Architects, planners and engineers	X		
Athletic clubs, gymnasiums, health clubs, and physical conditioning businesses		1	
Attorneys	X		
Banks and other financial institutions without drive-thru facilities	X		
Biological habitat preserve (subject to Section 21.42.140(B)(30); defined: Section 21.04.048)		2	
Child day care center (subject to Chapter 21.83; defined: Section 21.04.086)	X		
Churches, synagogues, temples, convents, monasteries, and other places of worship		2	
Clubs—nonprofit, business, civic, professional, etc. (defined: Section 21.04.090)		1	
Commercial artists	X		
Company and corporate headquarters	X		
Delicatessen (defined: Section 21.04.106)	X		
Dentists, doctors, chiropractors and incidental related uses such as pharmacies (prescription only), biochemical, x-ray laboratories, medical offices and clinics (excluding hospitals)	X		
Drive-thru facilities (excluding restaurants)		1	
Educational facilities, other (defined: Section 21.04.137)		1	
Educational institutions or schools, public/private (defined: Section 21.04.140)		2	
Electronic data processing and record keeping services	X		
Fairgrounds		3	
Farmworker housing complex, small (subject to Section 21.10.125; defined: Section 21.04.148.4)		1	
General contractor (offices only, no equipment or material storage)	X		
Government offices	X		

Use	P	CUP	Acc
Greenhouses > 2,000 square feet (subject to Section 21.42.140(B)(70))		1	
Hospitals (defined: Section 21.04.170)		2	
Hospitals (mental) (defined: Section 21.04.175)		2	
Use	P	CUP	Acc
Hotels and motels (subject to Section 21.42.140(B)(80))		3	
Insurance agencies and services	X		
Labor union offices (no hiring halls)	X		
Management consultants	X		
Mobile buildings (subject to Section 21.42.140(B)(90); defined: Section 21.04.265)		1	
Offices, business and professional, including incidental commercial facilities such as blueprint and photocopy shops and duplicating services	X		
Outdoor dining (incidental) (subject to Section 21.26.013; defined: Section 21.04.290.1)			X
Packing/sorting sheds > 600 square feet (subject to Section 21.42.140(B)(70))		1	
Parking facilities (primary use) (i.e., day use, short-term, nonstorage)		1	
Photographers	X		
Professional care facilities (defined: Section 21.04.295)		2	
Public meeting halls, exhibit halls, and museums		2	
Public/quasi-public buildings and facilities and accessory utility buildings/facilities (defined: Section 21.04.297)		2	
Radio/television/microwave/broadcast station/tower		2	
Real estate and related services	X		
Recreation facilities		1	
Restaurants (bona fide public eating establishment) (defined: Section 21.04.056)		1	
Satellite television antennae (subject to Section 21.53.130—21.53.150)			X
Signs (subject to this chapter and Chapter 21.41)			X
Stadiums		3	
Stockbrokers	X		

Use	P	CUP	Acc
Title and trust companies	X		
Transit passenger terminals (bus and train)		2	
Travel agencies	X		
Veterinary clinic/animal hospital (small animals) (defined: Section 21.04.378)		1	
Windmills (exceeding height limit of zone) (subject to Section 21.42.140(B)(160))		2	
Wireless communication facilities (subject to Section 21.42.140(B)(165); defined: Section 21.04.379)		1 / 2	

Note:

- Any use meeting the definition of an entertainment establishment, as defined in Section 8.09.020 of the Carlsbad Municipal Code (CMC), shall be subject to the requirements of CMC Chapter 8.09.

(Ord. 9698 § 1, 1983; Ord. 9785 § 16, 1986; Ord. 9804 § 6, 1986; Ord. NS-675 § 76, 2003; Ord. NS-791 § 20, 2006; Ord. CS-102 §§ XLVIII—LI, 2010; Ord. CS-164 § 10, 2011; Ord. CS-178 § XXI, 2012; Ord. CS-189 §§ XXV, XXVI, 2012; Ord. CS-224 § XXIII, 2013; Ord. CS-225 § III, 2013; Ord. CS-287 § 8, 2015)

§ 21.27.040. Minor site development plan required.

Approval of a minor site development plan processed according to the provisions of Chapter 21.06 of this title shall be required for any development in the O zone.

(Ord. 9698 § 1, 1983; Ord. NS-409 § 14, 1997; Ord. CS-178 § XXII, 2012)

§ 21.27.050. Development standards.

- The following development standards shall apply to all new construction, development or subdivision in the O zone:

- Lot Area.** The minimum area of any newly created lot shall be 10,000 square feet except that this requirement shall not be construed to prohibit condominium or planned unit developments approved pursuant to Chapter 21.47. This zone may be applied to existing lots of less than 10,000 square feet when it can be found that the lots are suitable in size and shape to accommodate development as permitted in the O zone.
- Lot Width.** Every newly created lot shall have a width of not less than 75 feet at the rear line of the required front yard.
- Building Height.** Except as otherwise provided in this section, no building within the O zone shall exceed a height of 35 feet, and allowed height protrusions as described in Section 21.46.020 shall not exceed a height of 45 feet. Additional building height up to a maximum of 45 feet may be permitted through approval of a minor site development

plan processed in accordance with the provisions of Chapter 21.06 of this title, provided that:

- a. All required setbacks shall be increased at a ratio of one horizontal foot for every one foot of vertical construction beyond 35 feet. The additional setback area will be maintained as landscaped open space; and
 - b. The allowed height protrusions as described in Section 21.46.020 do not exceed a height of 45 feet; with the exception of architectural features such as flagpoles, steeples or architectural towers which may be permitted up to 55 feet if the decision-making authority makes the specific findings that the protruding architectural features:
 - i. Do not function to provide usable floor area;
 - ii. Do not accommodate and/or screen building equipment;
 - iii. Do not adversely impact adjacent properties; and
 - iv. Are necessary to ensure a building's design excellence.
4. Setbacks. Every lot shall provide required yards, measured from the property line as follows:

	Driveways/ Parking	1 Story Building	2 or more stories up to 35 feet¹
Front yard	10'	15'	20'
Front yard on an arterial	15'	20'	30'
Front yard on a prime arterial	30'	40'	50'
Street side yard	10'	15'	20'
Side yard on an arterial	15'	20'	30'
Side yard on a prime arterial	30'	40'	50'
Interior side yard	5'	10'	10'
Rear yard	5'	10'	10'

Notes:

- 1 Buildings above thirty-five feet shall be set back an additional distance pursuant to subsection A.3 of this section.
 - a. Setbacks for parking may be reduced with construction of a six-foot solid masonry wall and appropriate landscape buffer on a rear or interior side yard only.
 - b. Through lots shall be considered to have two front yards and shall observe setbacks accordingly.

5. Permitted Intrusions. The following intrusions only may be permitted within the required setbacks:
 - a. Pedestrian walkways;
 - b. Landscaping;
 - c. Planters;
 - d. Fences or walls;
 - e. Approved areas of ingress and egress;
 - f. Approved monument signs;
 - g. Public and employee recreational facilities as approved by the City Planner;
 - h. Architectural projections such as eaves, sunscreens, columns and buttresses may extend six feet into any setback thirty feet and greater and three feet into any setback less than thirty feet.
6. Landscaping.
 - a. All landscaping shall comply with the city landscape guidelines manual. All landscaped areas shall be planted with a combination of trees, shrubs and groundcover. All landscaped areas shall be served by a permanent irrigation system including bubblers or sprinklers. Prior to approval of a building permit, each applicant shall submit a landscape and irrigation plan for the approval of the City Planner. All approved improvements shall be installed prior to occupancy of the building.
 - b. All setback areas shall be planted with plant species consistent with the landscape guidelines manual. Variations in ground plane by use of undulating mounding is encouraged to screen parking areas and to enhance the landscaping and building architecture. Landscaping along arterials should comply with the city's streetscaping program.
 - c. The use of decorative impervious surfaces for up to forty percent of the required yard areas for visual enhancement, pedestrian or employee recreational use may be permitted through a minor site development plan processed in accordance with the provisions of Chapter 21.06 of this title.
 - d. A minimum of ten percent of that portion of the site devoted to uncovered parking shall be landscaped. Landscaping shall be designed so as to offer relief from the monotony of rows of parked cars, and to create an overhead canopy. A minimum of one fifteen-gallon tree per four parking stalls shall be required in the parking area. All exposed parking areas shall be screened with landscaping, contouring and mounding.
7. Building Coverage.
 - a. For developments which utilize surface parking, all structures shall not cover more

than fifty percent of the lot on which they are located.

- b. For developments which include a parking structure or parking is located within or under the building it serves, the total coverage of all structures shall not exceed seventy-five percent of the lot. This provision shall apply only if seventy-five percent of the required parking is located in the parking structure or within or under the building it serves.
8. Signs. All signs proposed in the O zone shall comply with Chapter 21.41 of this title.
9. Walls and Fences. A solid masonry wall, six feet in height, shall be constructed along the common lot line with any residentially zoned property, except in the front yard where the wall shall be reduced to forty-two inches in height. Walls and fences up to a height of six feet are permitted except that no wall or fence shall be erected in any front yard setback in excess of forty-two inches and that all walls and fences shall observe a minimum setback of ten feet from the property line for side yard on a street. Chain link, barbed wire razor ribbon or other similar fences are specifically not permitted.
10. Lighting. Exterior lighting is required for all employee and visitor parking areas, walkways, and building entrances and exits. Light sources shall be designed to avoid direct or indirect glare to any off-site properties or public rights-of-way.
11. Roof Appurtenances. All roof appurtenances, including air conditioners, shall be architecturally integrated and shielded from view and the sound buffered from adjacent properties and streets, to the satisfaction of the City Planner.
12. Trash Enclosures. Trash receptacle areas shall be enclosed by a six-foot-high masonry wall with gates pursuant to city standards.
13. Loading Areas. All loading areas shall be oriented and/or screened so as to be unobtrusive from the adjacent streets or properties.
14. Parking Requirements. Off-street parking shall be provided pursuant to Chapter 21.44 of this title.
15. Employee Eating Areas. Outdoor eating facilities for employees shall be provided outside all industrial/office buildings containing more than five thousand square feet, as follows, except as noted below:
 - a. A minimum of three hundred square feet of outdoor eating facilities shall be provided for each five thousand square feet of building area. Credit towards the required amount of square footage will be given for indoor eating facilities on a 1:1 basis, as determined by the City Planner.
 - b. The area shall be easily accessible to the employees of the building.
 - c. The area shall be located such that a sense of privacy is apparent.
 - d. The area shall be landscaped and provided with attractive outdoor furniture, i.e., metal, wood, or concrete picnic tables, benches/chairs and trash receptacles.

- e. The site size, location, landscaping and furniture required above shall be approved as part of the required discretionary action (tentative map, site development plan, planned unit development, etc.) required under Title 21 of this code. If no discretionary permit is required, a site plan showing the location, landscaping and facilities required above shall be submitted to the City Planner for approval prior to the issuance of any building permits.
- f. This section shall not apply to industrial/office buildings which are located within one thousand feet of an approved mini-park or a city park which is accessible by walking as determined by the City Planner.

(Ord. 9698 § 1, 1983; Ord. 9786 § 1, 1986; Ord. NS-180 §§ 17, 23, 1991; Ord. NS-204 § 9, 1992; Ord. NS-240 § 3, 1993; Ord. NS-675 § 76, 2003; Ord. CS-102 §§ LIV, LV, 2010; Ord. CS-164 § 10, 2011; Ord. CS-178 § XXII, 2012)