

16.11.010 Purpose.

This chapter provides regulations applicable to development and land uses in the Office and Office Research Park Districts established by 16.06.010 (Zoning Districts Established). The purposes of the individual Office and Office Research Park zoning districts and the manner in which they are applied are as follows:

A. Office (O) District. The Office zoning district is applied to areas appropriate primarily for office uses with commercial uses (financial, hotel, personal services, restaurant, etc.) oriented to serve the customers and employees of the office uses, and limited community services to serve the residents of the city. The Office zoning district is consistent with the Office and Research Park land use designation of the general plan; and

B. Office Research Park (ORP) District. The ORP zoning district is applied to areas appropriate primarily for office, medical, business campuses with associate research and development facilities. Commercial uses (financial, hotel, retail, personal service, and restaurant, etc.) are intended as accessory or support uses for the employees and customers of the office, business, and medical uses with their associate and research and development operations. The ORP zoning district is consistent with the Office and Research Park land use designation of the general plan.

TABLE 16.11-1			
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR OFFICE DISTRICTS			
Symbol	Applicable Process		See Chapter
P	Permitted Land Use - Compliance with development standards and zoning clearance required		16.74
C	Conditional Use - Conditional use permit required		16.52
"Blank"	Land use not allowed		
Land Use ^{(1) (2) (3) (4) (5) (6)}	O	ORP	See Standards in Section
Billboards subject to a relocation agreement	C	C	16.38.150
Short-Term Vacation Rentals (STVRs) - Hosted			
Short-Term Vacation Rentals (STVRs) - Non-Hosted			
Communication Facilities			

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Land Use (1) (2) (3) (4) (5) (6)	O	ORP	See Standards in Section
Billboards subject to a relocation agreement	C	C	16.38.150
Short-Term Vacation Rentals (STVRs) - Hosted			
Short-Term Vacation Rentals (STVRs) - Non-Hosted			
Communication Facilities			
Broadcast Studio/Recording Studio	C	C	
Satellite Dishes/Antennas	P		16.44.170A
Wireless Communication Facilities	C	C	16.44.170B
Education, Public Assembly and Recreation			
Auditoriums, Meeting Halls and Conference Facilities	C	C	
Bingo	C		16.44.210
Churches/Places of Worship	C	C	
Health and Fitness Centers	P	P	
Residential Recreational Facilities, Private	P		
Schools, Specialized Education and Training	P	C	See Definition
Schools, College and University	C	C	
Schools, K - 12	C		
Studios, Professional	P	P	See Definition
Manufacturing and Processing			
Bio Medical Manufacturing		P	
Cabinet Shop Chemical Products		P	
Design/Innovation Technology	P	P	
Electrical and Electronic Equipment and Instruments		P	
Green Technologies		P	
Information Technologies	P	P	
Laboratories		P	
Pharmaceutical Manufacturing	P	P	
Printing and Publishing	P	P	
Medical, Office, and Research and Development Uses			
Medical Services - Office, Clinics and Laboratories	P	P	

Medical Services - Hospital	C	C	
Offices	P	P	16.44.110
Research and Development	P	P	
Skilled Nursing - Short Term	C	C	See Definition
Support Services			
Assisted Living/Skilled Nursing	C		See Definition
Automatic Teller Machines (ATMs)	P	P	
Banks and Financial Services	P	P	
Bars	C ⁽⁷⁾	C ⁽⁷⁾	16.44.030
Business Support Services	P		
Cannabis Cultivation, Delivery, Dispensary, and Processing (Commercial)			
Cannabis Dispensary (Recreational Retail Storefront)			
Cannabis Testing Laboratory			
Child Day-Care Centers	C	C ⁽⁷⁾	15.63, 16.34, 16.44.115
Convenience Stores	P		16.44.030
Design/Innovation Technology Firms	P	P	
Eating and Drinking Establishments Services	P	P	16.44.030
Eating and Drinking Establishments Services, with Drive-Through Facilities	P		16.44.030
Hotels	P	P	16.44.090
Laundry and Dry Cleaning, Drop-off Only	P	P	
Medicinal Cannabis Delivery Service (Mobile Activities for Patients and Caregivers)	P	P	16.44.250
Medicinal Cannabis Delivery Service (Physical Delivery Logistics Location)			
Personal Services (Limited)	P ⁽¹⁰⁾ (11)(12)	P ⁽¹⁰⁾ (12)	See Definition 5.18, 16.44.270
Public Safety and Utility Facilities	P	P	
Retail/General Merchandise	P		
Service Station	P		
Transportation			
Alternative Fuels and Recharging	P	P	
Electric Vehicle Charging Stations ⁽⁹⁾	P	P	215.63, 16.34, 16.44.115
Parking Facilities	C		See Definition
Transit Stations and Terminals	C	C	
Heliport/Helipad associated with a Hospital	C	C	

(1) See Section 16.04.020 regarding uses not listed.

(2) See Chapter 16.110 for definitions of land uses listed.

- (3) A development permit may also be required (Chapter 16.56 Development Plan Permits).
- (4) Permanent and/or temporary outdoor storage of materials in conjunction with an on-site primary use requires approval of a conditional use permit (Chapter 16.52 Conditional Use Permits).
- (5) Storage of hazardous materials in excess of threshold established by the Uniform Building Code requires approval of a minor conditional use permit (Chapter 16.62 Conditional Use Permits) and compliance with Section 16.18.070 Hazardous Materials Storage.
- (6) Conversion or reuse of an existing residential structure may be allowed with approval of a conditional use permit (Section 16.32.030 B.3).
- (7) Use shall be integrated as an accessory use of a primary office and/or research use and such use shall be incorporated within the primary use's structure. Use shall not be located in a stand-alone building.
- (8) Non-conforming single family residential uses are allowed limited additional development subject to Section 16.32.030, Restriction on Nonconforming Uses and Structures.
- (9) For EVCS - Subject to the Minor Conditional Use Permit appeal provisions for identified Public Health and Safety issues as described in Section 15.63.
- (10) Limited to a Massage Accessory Use with establishment of the following primary uses: Health and Fitness Centers, Hotels, Medical Services – Offices, Clinics and Laboratories, Medical Services – Hospital, Skilled Nursing – Short Term. Refer to Section 16.44.270.B.3 (Massage Accessory Use) and Chapter 5.18 (Massage Businesses and Massage Therapists) for additional details.
- (11) Limited to a Massage Accessory Use with establishment of the following primary uses: Assisted Living/Skilled Nursing. Refer to Section 16.44.270.B.3 (Massage Accessory Use) and Chapter 5.18 (Massage Businesses and Massage Therapists) for additional details.
- (12) Refer to Section 5.18.150 (Exemptions) for the types of "Professions and Services" which shall not be classified as a Massage Establishment.

(Ord. 602-24 § 3 (part), 2024; Ord. 587, Exhibit A (part), 2022; Ord. 565-21, Exhibit B (part), 2021; Ord. 561-20, Exhibit B (part), 2020; Ord. 556 § 6, 2020; Ord. 538, Exhibit A (part), 2018; Ord. 507 § 4 (part), 2016; Ord. 492 Exhibit 6, 2014)