

Chapter 20.13
PR-A PROFESSIONAL OFFICE/RESIDENTIAL MIXED USE DISTRICT

Sections:

- 20.13.010 Intent.**
- 20.13.020 Permitted uses.**
- 20.13.030 Conditional uses.**
- 20.13.040 Prohibited uses.**
- 20.13.050 Lot, yard setbacks, and building height requirements.**
- 20.13.060 Design requirements.**
- 20.13.070 Sign requirements.**
- 20.13.080 Parking.**
- 20.13.100 Landscaping.**
- 20.13.110 Vehicle access and circulation.**
- 20.13.120 Adaptive reuse of historic buildings.**

20.13.010 Intent.

The professional office/mixed use district is intended to facilitate land uses for certain properties with frontage along a principal arterial roadway located between the Sheltonville historic district to the north and more intense, predominantly nonresidential uses to the south, which includes the Mason County courthouse and administration facilities. Uses in these areas will include professional offices and services that can take advantage of the inherent visibility and accessibility but pose minimal impact on adjacent residences. Development standards in this area need to ensure compatibility with the historic character of adjacent lands. (Ord. 1785-0511 § 1 (part), 2011)

20.13.020 Permitted uses.

Permitted uses for the professional office/residential mixed use district are as listed in the Land Use Matrix, Section [20.06.030](#). (Ord. 1785-0511 § 1 (part), 2011)

20.13.030 Conditional uses.

Conditional uses for the professional office/residential mixed use district, as listed in the Land Use Matrix, Section [20.06.030](#), require a conditional use permit as provided in Chapter [20.44](#), and are subject to applicable conditions as found in that chapter. (Ord. 1785-0511 § 1 (part), 2011)

20.13.040 Prohibited uses.

Uses other than those identified in Sections [20.13.020](#) and [20.13.030](#) are prohibited. (Ord. 1785-0511 § 1 (part), 2011)

20.13.050 Lot, yard setbacks, and building height requirements.

Lot, yard setbacks and building height requirements shall be as provided in Table 20.06.030(A). (Ord. 1785-0511 § 1 (part), 2011)

20.13.060 Design requirements.

Structures and site design in the PR-A district shall be as per Section [20.64.140](#) (Design review standards for professional office/residential mixed use districts). In addition to the standards found in that section, site illumination shall be of a design and type that produces little, if any, glare or illumination on adjacent properties. (Ord. 1785-0511 § 1 (part), 2011)

20.13.070 Sign requirements.

Signs in the PR-A district shall conform to the sign code (Chapter [20.38](#)) except that the following additional guidelines shall also apply. Where Chapter [20.38](#) and the following standards conflict, these additional standards shall apply.

- A. Signs shall be pedestrian-oriented in scale and should reflect the materials and design character of the building.
- B. Internally lit plastic faced or can signs are prohibited.
- C. Signs shall be integrated with the landscaping and other design features.
- D. Sculptural signs and signs incorporating artwork shall be encouraged. (Ord. 1785-0511 § 1 (part), 2011)

20.13.080 Parking.

Parking requirements, including parking lot landscaping requirements, in the PR-A zone shall be as per Chapter [20.40](#) except as noted in this chapter, especially in this section and in Section [20.13.110](#).

In addition to the standards found in Chapters [20.40](#) and [20.60](#), the following standards shall apply. Where these standards and the standards of other chapters contradict, the following standards shall govern:

- A. Parking areas for new office buildings shall be to the side or rear of buildings, not in front or on street corners.
- B. As an alternative to the perimeter landscaping standards found in Section [20.60.150](#), parking lots for new office buildings may be screened from dwelling units and/or sidewalks by a screening wall of durable and attractive materials such as iron, brick or wood. If a screening wall is selected, a design incorporating a continuous trellis or grillwork shall be encouraged. Screen walls shall be forty inches in height at a minimum.
- C. No parking associated with uses in the PR-A district shall be allowed on adjacent residentially zoned properties. (Ord. 1785-0511 § 1 (part), 2011)

20.13.100 Landscaping.

Landscaping shall be as per Chapter [20.60](#) unless otherwise specified in this chapter. (Ord. 1785-0511 § 1 (part), 2011)

20.13.110 Vehicle access and circulation.

Sites with frontage solely on an arterial shall provide access through the alley. Lots with frontage on a side street are encouraged to provide vehicular site access off of the side street. The community and economic development director may approve vehicle access from an alley when it can be demonstrated that this would result in a preferred site design than solely utilizing the side street for vehicular access. (Ord. 1785-0511 § 1 (part), 2011)

20.13.120 Adaptive reuse of historic buildings.

The following standards and incentives are provided in order to encourage reuse of structures on local, state or national historic lists or registers:

A. Parking Incentive. When structures on historic lists or registers are being retained for a use permitted in the PR-A zone, and when the use does not result in alteration of the building that disrupts its eligibility for such listing, parking requirements for the use will be reduced as follows:

1. The parking requirement shall not exceed one space per five hundred square feet of floor area.
2. On-street parking along any portion of the site fronting a nonarterial street may be used to satisfy the parking requirement. This benefit shall be limited to five spaces.

B. Projects employing adaptive reuse of historic structures shall not be subject to conditional use process as established in this chapter. (Ord. 1785-0511 § 1 (part), 2011)

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