

18.42 Commercial and Medical/Professional Office Districts



Chapter 18.42 Commercial and Medical/Professional Office Districts

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Section 18.42.010 Purpose

The purpose of this chapter is to establish commercial and office zoning districts in the city, along with allowed use and development standards applicable to those districts. These districts are consistent with and implement the city's general plan commercial and medical/professional office land use categories as shown in Table 18.42.010-1.

Section 18.42.020 Characteristics of the Commercial and Medical/Professional Office Districts

The following descriptions of each commercial and medical/professional office zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district.

- A) Neighborhood Commercial (NC) Zoning District. The NC district is applied to areas where there is a high concentration of housing to support the neighborhood center concept in the city's general plan by providing commercial uses that serve daily needs (e.g., retail and personal services) within close proximity to residential uses. This zoning district encourages development that is pedestrian-oriented and is well connected to surrounding residential neighborhoods.
- B) Highway Service Commercial (HSC) Zoning District. The HSC district is consistent with the Highway Service Commercial land use designation in the general plan. This district is applied to locations along highways and is intended to provide businesses and services to meet the needs of the traveling public.
- C) Downtown Core (DC) Zoning District. The DC district is consistent with the Downtown Core land use designation in the general plan. The purpose of the DC district is to stabilize, improve, and protect the characteristics of commercial

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businesses and to provide adequate locations for stores, shops, and offices which are supplying commodities or performing services for residents of the city as a whole. The DC district is intended to guide and regulate commercial development within the historic downtown area.

- D) General Commercial (GC) Zoning District. The GC district is consistent with the General Commercial land use category in the general plan. The purpose of the GC district is to stabilize, improve, and protect the characteristics of commercial businesses and to provide adequate locations for stores, shops, and offices which are supplying commodities or performing services for residents of the city as a whole. The GC district is intended to guide and regulate general commercial development.
- E) Medical/Professional Office (MPO) Zoning District. The MPO district is consistent with the Medical/Professional office land use designation in the general plan. The purpose of the MPO district is to provide for concentrations of hospitals, medical facilities, auxiliary uses, and medical services and to encourage the orderly and harmonious development of these facilities, which are performing services for residents of the city as a whole. The MPO district is intended to guide and regulate medical, professional office, and similar and compatible development.

Section 18.42.030 Allowed Land Uses and Permit Requirements

Table 18.42-1 below identifies allowed uses and corresponding permit requirements for the commercial and medical/professional office districts subject to compliance with Chapter 18.34 (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article V (Definitions). The Specific Use Regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with representative symbol by use classification listing: "AR" symbolizes uses permitted through administrative review, "P" symbolizes uses allowed by right, "CUP" symbolizes uses that require approval of a conditional use permit, and "N" symbolizes uses that are not permitted.

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**Table 18.42.030-1
Permitted Use Matrix for Commercial and Medical/Professional Office Districts**

	Commercial and Medical/Professional Office Zoning Districts (See Section 18.42.020 for descriptions)					Special Use Regulations
	NC	HSC	DC	GC	MPO	
Residential Uses						
Duplexes (joint use) ¹	CUP	N	CUP	N	N	
Group care facility (large) ²	N	N	N	N	CUP	
Group care facility (small) ²	CUP	N	N	CUP	CUP	
Live/work units ³	CUP	CUP	CUP	N	N	
Multiple-family units (joint use) ¹	CUP	N	CUP	N	N	
Recreation, Education, and Public Assembly Uses						
Child-care center	CUP	CUP	N	CUP	CUP	Chapter 18.63
Civic use ⁴	N	CUP	P	P	P	
Community center ⁴	N	CUP	P	P	P	
Community garden and/or farmer's market	AR	CUP	CUP	CUP	CUP	
Country club and related uses	CUP	CUP	N	CUP	N	
Drug and alcohol treatment facilities	N	N	N	CUP	CUP	
Golf driving ranges	CUP	CUP	N	CUP	N	
Information centers	P	P	P	P	N	
Mortuaries	N	N	CUP	CUP	N	
Parks, plazas, and playgrounds	P ⁵	CUP ⁵	P ⁵	P ⁵	CUP ⁵	
Places of assembly (large, 10,000 sf or more)	CUP	CUP	CUP	CUP	N	
Place of assembly (small, less than 10,000 sf)	P	N	CUP	P	N	
Public art ⁶	CUP	CUP	CUP	CUP	CUP	Chapter 18.74
Public facility	N	P	P	P	N	
Schools (private)	N	N	N	CUP	N	
Schools (public)	N	N	N	CUP	N	
Utility, Transportation, and Communication Uses						
Communication equipment buildings	N	CUP	N	N	N	
Electric substations	N	CUP	N	CUP	N	
Public utility structures	N	N	N	N	CUP	
Public utility yards	N	N	N	CUP	N	
Transit station/park and ride lots	P	P	N	N	N	
Retail, Service, and Office Uses						

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	Commercial and Medical/Professional Office Zoning Districts (See Section 18.42.020 for descriptions)					Special Use Regulations
	NC	HSC	DC	GC	MPO	
Alcoholic beverage sales ⁷	CUP	CUP	CUP	CUP	N	
Art, antique, collectables	P	P	P	P	CUP	
Artisan shops	P	P	P	P	CUP	
Auctions (indoor only) ⁸	CUP	CUP	N	CUP	N	
Banks and financial services	P	P	P	P	P	
Bars and cocktail lounges, accessory ⁹	CUP	P	CUP	CUP	N	
Bars, cocktail lounges	CUP	CUP	CUP	CUP	N	
Bed and breakfast inns	P	P	CUP	CUP	N	
Building supply (large)	N	N P	N	CUP	N	
Building supply (small)	P	P	CUP	P	N	
Business support services	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	
Equipment sales and rental	CUP	CUP	CUP	CUP	N	
Gun shops	CUP	CUP	CUP	CUP	N	
Hospitals	N	CUP	N	N	P	
Hotels/motels	P	P	CUP	P	CUP	
Indoor amusement/entertainment facility	P	P	P	CUP	N	
Indoor recreation and fitness	P	CUP	P	P	CUP	
Itinerant/mobile vendors	N	N	N	N	N	
Manufactured home sales, new	N	CUP	N	CUP	N	
Medical and dental laboratories	CUP	CUP	CUP	P	P	
Medical and dental offices	P	CUP	P	P	P	
Medical clinics ¹¹	CUP	CUP	CUP	P	P	
Nightclubs	CUP	CUP	CUP	CUP	N	
Nurseries, for sale only	CUP	CUP	CUP	CUP	N	
Nurseries, includes growing of nursery stock	CUP	CUP	CUP	P	N	
Office, accessory	P	P	P	P	P	
Outdoor markets, sales establishments	CUP	CUP	CUP	CUP	N	
Personal services	P	CUP	P	P	CUP	
Private clubs	CUP	CUP	CUP	CUP	N	
Professional offices	P	P	P	P	P	
Recreational vehicle park	N	CUP	N	N	N	
Restaurants, no drive-thru service	P	P	P	P	CUP	
Restaurants, with drive-thru service	AR	AR	AR	AR	CUP	
Retail, accessory	CUP	P	P	CUP	N	

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	NC	HSC	DC	GC	MPO	
Retail, general	P	P	P	P	CUP	
Retail, big-box (>80,000 sq.ft.)	N	CUP	N	CUP	N	
Secondhand stores	AR	AR	AR	AR	AR	
Service, accessory	CUP	P	CUP	CUP	N	
Tattoo parlors	CUP	CUP	CUP	CUP	N	
Telephone answering services	N	CUP	N	N	CUP	
Temporary uses	see note	see note	see note	see note	see note	Chapter 18.90
Theaters, not including drive-in	CUP	CUP	CUP	CUP	N	
Tobacco shops	CUP	CUP	CUP	CUP	N	
Veterinary clinics, small animal only	CUP	CUP	CUP	CUP	N	
Wholesale commercial uses	CUP	CUP	CUP	CUP	N	
Automobile and Vehicle Uses						
Auto part sales	P	P	CUP	P	N	
Auto rental agencies	N	CUP	CUP	CUP	N	
Auto sales, new and used	N	CUP	N	CUP	N	
Car washing and detailing	N	CUP ¹²	N	CUP ¹²	N	
Fuel station	N	CUP	CUP	CUP	N	
Parking garages and lots	N	N	CUP	CUP	CUP	
Recreational vehicle sales	N	CUP	N	CUP	N	
Small vehicle sales and rental	N	CUP	N	CUP	N	
Vehicle services (major)	N	N	N	N	N	
Vehicle services (minor)	N	N	N	CUP	N	
Vehicle storage (large)	N	CUP	N	CUP	N	
Vehicle storage (small)	N	AR	CUP	AR	AR	
Industrial, Manufacturing, and Processing Uses						
Data center	N	N	N	CUP	N	
Storage, personal storage facility	N	N	N	CUP	N	
Storage, warehouse (small)	N	N	N	CUP	N	
Storage yard	N	N	N	N	N	

Table Notes:

1. When combined as a joint use (i.e., shops below and units above).
2. Facility shall be state licensed.
3. See land use classifications in Chapter 18.96 (Land Use Definitions) for definition of live/work units.
4. No significant storage or corporation yards permitted.
5. Parks, plazas and other types of open space are only permitted as accessory to another use.

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6. *Two-dimensional art-works smaller than 10 square feet may be permitted through the Administrative Use Review process.*
7. *Subject to A.B.C. requirements, beer and wine are permitted for on-site consumption in conjunction with a restaurant use.*
8. *Auctions are not to include animals and shall be conducted with an enclosed building only.*
9. *Permitted when accessory to a hotel, motel, or restaurant.*
10. *Any use involving potentially hazardous materials is subject to Administrative Review (AR).*
11. *Includes laboratories that are ancillary to the primary use.*
12. *Permitted without a use permit if ancillary to a fueling station.*

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Section 18.42.040 Development Standards

The following development standards are applicable to the commercial and medical/professional office districts. These standards, along with other development standards (e.g., landscaping requirements, signs, parking standards) in this title and city-adopted design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development.

**Table 18.42.040-2
Development Standards for Commercial and Medical/Professional Office Districts**

	Commercial and Medical/Professional Office Districts (See Section 18.42.020 for descriptions)				
	NC	HSC	DC	GC	MPO
Density (units per gross acre)¹					
Minimum	3.1	n/a	12.1	n/a	n/a
Maximum	10.0	n/a	20.0	n/a	n/a
Lot Coverage					
Minimum floor area ratio	–	–	0.5	–	–
Maximum floor area ratio	1.0	0.4	2.0	0.4	0.4
Maximum impervious surface	75%	80%	100%	80%	75%
Setbacks					
Front yard (minimum)	no min.	10'	no min.	no min.	15'
Front yard (maximum) ³	10'	n/a	10'	n/a	n/a
Side yard (minimum) ⁴	no min.	10'	no min.	no min.	5'
Rear yard (minimum) ⁴	no min.	10'	no min.	no min.	10'
Lot Area (minimum SF)⁵					
Lot area	2,000 sf	5,000 sf	2,000 sf	5,000 sf	5,000 sf
Lot Dimensions (minimum)					
Width	no min.	no min.	no min.	no min.	no min.
Depth	no min.	no min.	no min.	no min.	no min.
Height (maximum)⁶					
Building/Structure	2 stories (35')	3 stories (50')	3 stories (45')	2 stories (35')	2 stories (35')
Landscaping	See regulations in Chapter 18.80				
Lighting	See regulations in Chapter 18.82				

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Commercial and Medical/Professional Office Districts (See Section 18.42.020 for descriptions)	
	NC HSC DC GC MPO
Fences, Walls, and Screening	See regulations in Chapter 18.70
Parking and Loading	See regulations in Chapter 18.78
Signs	See regulations in Chapter 18.84
Projections and Encroachments	See regulations in Chapter 18.60

Table Notes:

1. Project may be eligible for a bonus as described in Chapter 18.90.
2. The maximum impervious surface ratio may be exceeded by a factor of 5% if other LID provisions are implemented (see Chapter 18.80 (Landscaping)). See additional regulations for setbacks and encroachments for accessory structures, fireplaces, architectural features, patios, decks, and fences in Chapter 18.60 (General Development Standards).
3. No parking shall be placed between the building and the front property line.
4. Minimum side yard setback is 5 feet when abutting alleys and 10 feet when abutting residential districts. Minimum rear yard setback is 10 feet when abutting alleys or residential districts.
5. For uses requiring a conditional use permit, the planning commission may establish alternative minimum lot sizes..
6. See Chapter 18.60 (General Development Standards) for permitted projections into setbacks and exceptions to height limitations. A height increase may also be granted to allow for exceptional architecture or for unique architectural features (e.g., clock tower, church steeple, etc.) through the minor adjustment process (Section 18.16.110).