

## **Chapter 17.08 REGULATIONS FOR THE PROFESSIONAL OFFICE DISTRICT OR “PO” DISTRICT**

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### **17.08.010 Purpose.**

To establish areas for professional office uses consistent with the intent of the Lakeport general plan. The PO district also provides for multifamily residential uses subject to the issuance of a use permit. (Ord. 796 Att. A(part), 1999)

### **17.08.020 Performance standards.**

All uses permitted within this district shall be subject to the performance standards as set forth in Chapter [17.28](#) and architectural and design review guidelines set forth in Chapter [17.27](#). (Ord. 796 Att. A(part), 1999)

### **17.08.030 Uses permitted.**

- A. Professional offices and uses.
- B. Governmental administrative offices. (Ord. 796 Att. A(part), 1999)

### **17.08.040 Uses permitted subject to a zoning permit.**

- A. Those uses permitted in the R-2 and R-3 districts with a zoning permit.
- B. Temporary offices. (Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

### **17.08.050 Uses permitted subject to a use permit.**

- A. Multifamily dwellings and condominiums.
- B. Residential accessory uses and accessory structures.
- C. Private swimming pools, tennis courts, and similar recreation amenities.

- D. Small family day care licensed for eight or fewer persons.
- E. Church and school facilities.
- F. Public parks, playgrounds, and recreational facilities.
- G. Small scale commercial uses ancillary to an office.
- H. Mixed use--residential in conjunction with an office use.
- I. One single-family dwelling or manufactured home if it is to replace a previously existing residence which has suffered damage or destruction which exceeds fifty percent of its market value. (Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

***J. Commercial Cannabis testing subject to the regulations set forth in Title 5.34.***

**17.08.060 Development standards.**

- A. Maximum Permitted Density for Residential Uses. One thousand five hundred square feet per dwelling unit.
- B. Minimum Lot Size.
  - 1. Six thousand square feet for an interior lot.
  - 2. Six thousand five hundred square feet for a corner lot.
- C. Minimum Lot Length. Eighty feet.
- D. Minimum Average Lot Width.
  - 1. Interior lot: sixty feet.
  - 2. Corner lot: sixty-five feet.
- E. Maximum Length to Width Ratio. Three to one.
- F. Maximum Lot Coverage.
  - 1. One story: sixty percent.
  - 2. Two story: fifty-five percent.

3. Three story: fifty percent.

G. Minimum Yards.

1. Front yard: fifteen feet from the lot line, twenty feet required to garage/carport.
2. Rear yard: ten feet from the lot line.
3. Side yard: five feet from the lot line and ten feet for two-story structures. Additional stories may require additional setback area. See Section [17.08.070](#).
4. Accessory uses: the above setback yards shall apply.

H. Maximum Height.

1. Principal structure: thirty-five feet. Height limit may be increased subject to obtaining a use permit.
2. Accessory structures: fifteen feet. (Ord. 796 Att. A (part), 1999)

**17.08.070 Residential development standards.** 

A. Building Separation, Open Space, and Landscaping.

1. There shall be a finding made by the planning commission that there is a substantial need for housing in the city which cannot be met by the availability of high density areas.
2. The placement of multifamily, residential, and condominium buildings in the professional office zone shall conform to the following building standards:
  - a. When two or more buildings in the same project face each other or are arranged around an open court, they shall be separated from each other a minimum of twenty feet.
  - b. For a building which faces the rear or side of another building, there shall be a separation of twenty feet.
  - c. When the rear of the building faces the rear or side of another building, they shall be separated from each other a minimum of ten feet.
  - d. When the building's side faces the side of another building, they shall be separated from each other a minimum of ten feet.

1. No entries shall be permitted between buildings placed side by side, unless an additional ten feet of building separation is provided.
2. The building separation shall be increased five feet for each story in excess of one.
3. For residential developments of more than three dwelling units, a landscaped, unified, and usable open recreational and leisure area, totaling at least three hundred square feet for each dwelling unit, shall be required in addition to that landscaping generally required of all developments. Said open areas shall be conveniently located and readily accessible to each dwelling unit. The following areas shall not be considered as contributing to required recreational and leisure areas:
  - a. Any required front or side yard.
  - b. Any area used for parking or vehicle circulation.

B. Parking. See Chapter [17.23](#).

C. Signs. As provided in the sign ordinance.

D. All dwelling units must be at least fifteen feet in width or diameter (excluding eaves) and shall contain the following minimum gross floor area, exclusive of parking areas, open porches and patios:

1. Studio: four hundred fifty square feet;
2. One-bedroom: six hundred fifty square feet;
3. Two-bedroom: eight hundred square feet;
4. For each additional bedroom in excess of two: one hundred square feet. (Ord. 796 Att. A(part), 1999)

**17.08.080 Performance standards for professional uses.**

A. Development of professional use/office shall fit the building site's natural conditions including preservation of natural topography and significant vegetation. The site's components shall be interrelated and located so that there is efficient operation and flow for all uses. Parking shall be located away from public ways and separated by landscaping. Exterior lighting must be subdued and should enhance the building design and landscaping.

B. Conversion. Exterior alterations related to the conversion of a residential structure to a professional use or office shall be subject to architectural and design review. (Ord. 796 Att. A(part), 1999)