

CHAPTER 140

COMMERCIAL OFFICE (CO) ZONING DISTRICT

- 140.010. Use
- 140.020. Uses Subject to Administrative Review
- 140.030. Conditional Uses
- 140.040. Optional Businesses

140.010. USE. Within a Commercial Office Zone, no building, structure, or premise shall be used, arranged, or designed to be used, erected, structurally altered, or enlarged, except for one or more of the following uses:

- (A) Any use permitted in an RM Zone;
- (B) Pre-schools, nurseries and kindergartens;
- (C) Non-profit membership organizations;
 - (1) Business association offices;
 - (2) Labor unions and similar labor organization offices and facilities;
 - (3) Political organization offices and headquarters;
 - (4) Professional membership organizations, offices and facilities.
- (D) Hotels and motels;
- (E) Parking lot when developed as prescribed in Chapter 118;
- (F) Contracting business offices;
- (G) Service business office for:
 - (1) Bonding company;
 - (2) Detective agency;
 - (3) Drafting service;
 - (4) Mailing, mailing list, addressing service;
 - (5) News syndicates;
 - (6) Notary public;
 - (7) Stenographic service;
 - (8) Telephone answering service.
- (H) Financial, insurance and real estate offices for:
 - (1) Adjustment and collection agencies;
 - (2) Banks;
 - (3) Consumer reporting agencies, credit agencies other than banks;
 - (4) Insurance carriers and agents, brokers and service agencies;
 - (5) Insurance companies, main or branch;
 - (6) Real estate companies (selling, managing, title search, subdivision or development companies, etc.);
 - (7) Combination real estate, insurance, loan or law offices (those companies doing any combination of the above but none predominantly);
 - (8) Security and commodity brokers, dealers, exchanges and services, holding and other investment companies;
 - (9) Title abstract companies;
 - (10) Trust companies.
- (I) Laboratory-seed and soil testing, research;
- (J) Motor freight terminal offices;
- (K) Professional offices for:
 - (1) Accounting, auditing and bookkeeping services;
 - (2) Artists, authors, lecturers, etc.
 - (3) Engineers and architects;

- (4) Non-profit educational scientific research agencies;
 - (5) Lawyers;
 - (6) Medical and dental laboratories;
 - (7) Medical, dental and other allied professional offices and clinics. Optometrists primarily engaged in the prescribing rather than the selling of eye glasses are included;
 - (8) Mortuary.
- (L) Solid waste disposal site (see Sections 120.310 through 120.380);
 - (M) Sand and gravel resource site (see Sections 120.410 through 120.460).
 - (N) Residential homes, as defined in section 110.477. [Amended by Ordinance 89-17]
 - (O) Transportation Improvements [Amended by Ordinance 01-01]
 - (P) Wind energy systems, meteorological towers, and photovoltaic systems that are not commercial power generating facilities, but not including wind energy systems utilizing a tower and meteorological towers that require tower lighting, are located in an adopted urban growth boundary, or that would require modification to the height or type of construction standards described in Section 112.135(C)(1). Wind energy systems utilizing towers and meteorological towers are subject to standards listed in Sections 112.135 and 112.137. Roof-mounted, building-integrated, building-mounted and architectural wind energy systems that extend no more than an additional 5 feet above the highest ridge of the building's roof or 15 feet above the highest eave, whichever is higher, and do not exceed the height limitation of the zone, are subject to the standards listed in Section 112.137. Photovoltaic systems are subject to the standards described in Section 112.138. [Amended by Ordinance 09-06]

140.020. USES SUBJECT TO ADMINISTRATIVE REVIEW. The following uses are permitted, subject to review and approval under the prescriptive standards specified herein and as may otherwise be indicated by federal, state and local regulations and permits:

- (A) Wind energy systems utilizing a tower and meteorological towers outside of an adopted urban growth boundary that are not commercial power generating facilities that would utilize a tower(s) that requires lighting or that requires modification to the height or type of construction standards described in Section 112.135(C)(1), as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

140.030. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in Chapter 119 of this ordinance, the following uses will be permitted in a CO Zone:

- (A) Radio and TV stations and studios;
- (B) Communications tower, as provided in Section 112.135; [Amended by Ordinances 01-3 and 04-09]
- (C) Telephone and telegraph communication facilities; [Amended by Ordinances 01-3 and 04-09]
- (D) Mobile home parks;
- (E) Boat, camper and trailer storage area or lot (see Specific Conditional Uses, Section 120.030);
- (F) Barber shops;
- (G) Beauty shops;
- (H) Veterinary clinic; and

- (I) Cottage Industry Home Occupations (see Section 116.040). [Amended by Ordinance 89-17]
- (J) Wind energy systems utilizing a tower and meteorological towers within an adopted urban growth boundary up to 100 feet in height that are not commercial power generating facilities, as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

140.040. OPTIONAL BUSINESSES. Optional businesses may be conducted in a CO Zone as an incidental or secondary use to a main use when conducted and entered only from within the building, provided there is no exterior display or advertisement except for a nameplate not over two (2) square feet in area, and not more than one-half (1/2) the floor area of a one (1) story is devoted to such use or uses, but if such building be but only one (1) story in height, then not more than one-fourth (1/4) of the floor area thereof shall be devoted to such use or uses, as follows:

- (A) Eating places (not drive-ins) restaurants, cafes, (may serve liquor) caterers, box-lunch providers, coffee shops, dining rooms and tea rooms;
- (B) News dealers, newsstands;
- (C) Barber shop;
- (D) Beauty shop;