

CHAPTER 27.26

O-2 SUBURBAN OFFICE DISTRICT

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This district is intended to provide a redeveloping area, primarily of office uses in those suburban areas previously zoned O-1 Office District and those fronting on the same street, with the same side lot lines and within 150 feet of the following districts: B-1, B-3, B-4, H-2, H-3, and I-1. This district is intended as a transition zone where it abuts the previously mentioned districts. (Ord. 12701 §5; October 2, 1979).

27.26.010 Scope of Regulations.

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the regulations in the O-2 Suburban Office District. (Ord. 12571 §228; May 8, 1979).

27.26.020 Permitted Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in [Chapter 27.06](#) as a permitted use in the O-2 Suburban Office District. (Ord. 19733 §15; June 25, 2012; prior Ord. 19158 §24; October 20, 2008; Ord. 18346 §2; April 26, 2004; Ord. 16767 §1; April 10, 1995; Ord. 13466 §1; September 20, 1982; Ord. 12679 §3; September 4, 1979; Ord. 12571 §229; May 8, 1979).

27.26.030 Permitted Conditional Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in [Chapter 27.06](#) as a permitted conditional use in the O-2 Suburban Office District in conformance with the [Chapter 27.62](#) conditions of approval for such use. (Ord. 19733 §15; June 25, 2012; prior Ord. 16854 §23; August 14, 1995; Ord. 15522 §1; April 16, 1990; Ord. 13579 §1; May 2, 1983; Ord. 12571; §230; May 8, 1979).

27.26.040 Permitted Special Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted special use in the O-2 Suburban Office District in conformance with the conditions of approval under the special permit granted for such use in conformance with the requirements of [Chapter 27.63](#). (Ord. 19733 §15; June 25, 2012: prior Ord. 19158 §25; October 20, 2008: Ord. 17254 § 1; October 6, 1997: Ord. 16854 §24; August 14, 1995: Ord. 16606 §1; May 9, 1994: Ord. 16144 §2; July 6, 1992: Ord. 15522 §2; April 16, 1990: Ord. 14780 §10; November 2, 1987: Ord. 13980 as amended by Ord. 14123 §2; June 3, 1985: Ord. 13588 §10; May 9, 1983: Ord. 12978 §12; August 25, 1980: Ord. 12894 §12; April 7, 1980: Ord. 12571 §231; May 8, 1979).

27.26.050 Accessory Uses.

Accessory uses permitted in the O-2 Suburban Office District are accessory buildings and uses customarily incident to any of the permitted uses, permitted conditional uses, or permitted special uses in said district. (Ord. 19733§15; June 25, 2012: prior Ord. 12571 §232; May 8, 1979).

27.26.060 Parking Regulations.

All parking within the O-2 Suburban Office District shall be regulated in conformance with the provisions of [Chapter 27.67](#). (Ord. 12571 §233; May 8, 1979).

27.26.065 Pedestrian Circulation Regulations.

Construction of on-site pedestrian circulation sidewalk systems shall be regulated in conformance with the provisions of [Section 27.81.010](#). (Ord. 18687 §1; March 20, 2006).

27.26.070 Sign Regulations.

Signs within the O-2 Suburban Office District shall be regulated in conformance with the provisions of [Chapter 27.69](#). (Ord. 12571 §234; May 8, 1979).

27.26.075 Grading and Land Disturbance Regulations.

Grading and land disturbance within the O-2 Suburban Office District shall be regulated in conformance with the provisions of [Chapter 27.81](#). (Ord. 17618 §13; February 22, 2000.)

27.26.080 Height and Area Regulations.

The maximum height and minimum lot requirements within the O-2 Suburban Office District shall be regulated in conformance with the requirements in [Chapter 27.72](#). (Ord. 19733 §15; June 25, 2012: prior Ord. 19342 §1; February 8, 2010: Ord. 18687 §2; March 20, 2006; Ord. 12894 §13; April 7, 1980: Ord. 12751 §10; November 5, 1979: Ord. 12657 §5; August 6, 1979: Ord. 12571 §235; May 8, 1979).

27.26.090 Extension Beyond Abutting Business or Industrial District; Open Space Requirement.

Whenever an O-2 zoning district extends further from the street than an abutting B-1, B-3, B-4, H-2, H-3, or I-1 district, then no building, structure, parking, nor access drive shall be permitted further from the street than the adjacent boundary line that is parallel to the street of the abutting B-1, B-3, B-4, H-2, H-3, or I-1 district. That portion of the O-2 district further from the street than the B-1, B-3, B-4, H-2, H-3, or I-1 districts shall be maintained as open space and have landscaping

improvements, such as trees, shrubs, grasses, paths, fountains, or benches. If the B-1, B-3, B-4, H-2, H-3, or I-1 district is located on a corner and the O-2 district completely bounds the B-1, B-3, B-4, H-2, H-3, or I-1 district, the open space may be included as part of the required rear yard even though each owner of the open space may not have the required depth for the required rear yard; provided, there is joint agreement between the property owners, satisfactory to the Director of Building and Safety, for the development and maintenance of the open space. (Ord. 12818 §1; January 21, 1980).