



City of  
**Los Banos**  
*At the Crossroads of California*

**PLANNING DEPARTMENT**  
**PROFESSIONAL OFFICE DISTRICT (P-O)**  
(LBMC Title IX, Chapter 3, Article 13)

**PURPOSE**

The purpose of the Professional Office District zone is to provide a location for business and professional offices, institutions and related services of a less intensive nature than allowed in commercial zones not adjacent to residential areas.

**USES PERMITTED**

The following uses shall be permitted in the Professional Office District:

- a) Business office (including government office, insurance sales and services, real estate sales and services, stockbroker, utility office; excluding retail or wholesale sales, banks, savings and loans and similar financial institutions);
- b) Medical and dental office or laboratory, chiropractor, chiropodist, optometrist;
- c) Pharmacy (excluding manufacturing or distribution of pharmaceuticals) only when accessory to a medical office of clinic;
- d) Professional office (including accountant, architect, attorney, engineer, surveyor);
- e) Public utility distribution and transmission line towers and poles and underground facilities for the distribution of gas, water, communications, and electricity.

**USES WHICH REQUIRE USE PERMIT APPROVAL**

The following uses shall be permitted in the Professional Office District subject to securing a use permit:

- a) Ambulance service;
- b) Buildings, facilities and grounds of a utility which are not permitted use;
- c) Child daycare center;
- d) Church;
- e) Hospital supply sales;
- f) Not-for-profit educational or scientific agency;
- g) Substance abuse clinic/facility;
- h) Twenty-four (24) hour care for seven (7) or more persons;
- i) Veterinary hospital (small animal);
- j) Vocational school;
- k) Delicatessen, coffee shop or restaurant with or without alcohol sales;
- l) Any other use deemed appropriate by the Planning Commission.

## **HEIGHT LIMITS**

The maximum height of buildings in the Professional Office District shall be thirty (30') feet.

## **BUILDING SITES**

Building sites in the Professional Office District shall be a minimum of one thousand (1,000) square feet.

## **YARDS**

Where yards border on a major or collector street, the requirements for yards in the Professional Office District shall be as set forth in Article 19 of Chapter 3, otherwise, there are no requirements.