

Clovis Municipal Code

Title 9 PLANNING AND ZONING

Chapter 9.3 ZONING

9.3.213 Administrative and Professional Office District (C-P).

9.3 213

Administrative and Professional Office District (C-P).

The C-P Administrative and Professional Office District is intended to provide for the development of an integrated, professional district wherein all of the related types of uses and facilities may be located. (Ord. 71-20, eff. September 15, 1971)

9.3.213.1

Uses permitted (C-P).

The following uses shall be permitted in the C-P District, plus such other uses as the Commission may deem to be similar and not more obnoxious or detrimental to the public health, safety, and welfare. All uses shall be subject to the property development standards set forth in Section 9.3.213.5 of this article and site plan review set forth in Section 9.3.408 of Article 4 of this chapter.

A. RESIDENTIAL USES. The following permitted uses shall be considered as "residential" uses as the term is used in the property development standards set forth in Section 9.3.213.5 of this article:

1. Existing residential buildings:

a. They may be used for residential purposes but may not be converted to more extensive residential uses;

b. They may be converted to nonresidential uses. If there is a change in the exterior appearance of the building, subsection B of Section 9.3.213.2 of this article shall apply; and

c. They may not be used for residential and nonresidential uses at the same time; and

2. Household pets, the keeping of, subject to the provisions of subsection H of Section 9.3.104.2 of Article 1 of this chapter.

B. NONRESIDENTIAL USES. The following uses shall be permitted and shall be considered as "nonresidential" uses as the term is used in the property development standards set forth in Section 9.3.213.5 of this article:

1. (Repealed by § 1, Ord. 84-22, eff. November 14, 1984)
2. Art galleries;
3. Artist studios;
4. Banks and savings and loan associations;
5. Barber and beauty shops;
6. (Repealed by § 6, Ord. 82-19, eff. August 18, 1982)
7. (Repealed by § 3, Ord. 82-13, eff. July 7, 1982)
8. Employee credit unions;
9. Exhibit halls;
10. Home occupations subject to the provisions of subsection H of Section 9.3.104.2 of Article 1 of this chapter;
11. (Repealed by § 3, Ord. 75-33, eff. September 3, 1975)
12. (Repealed by § 3, Ord. 75-33, eff. September 3, 1975)
13. Institutions of a philanthropic nature (except correctional and mental);
14. Laboratories:
 - a. Biological;
 - b. Dental;
 - c. Medical; and
 - d. Optometrical;
15. Libraries;
16. (Repealed by § 3, Ord. 75-33, eff. September 3, 1975)
17. Museums;
18. Offices, excluding retail sales, storage of stock-in-trade, and storage of equipment not used exclusively in such offices:
 - a. Administrative;
 - b. Business;
 - c. General;

- d. Medical; and
- e. Professional;

19. Optometrical clinics;

20. Photographic studios;

21. Private and parochial schools;

22. (Repealed by § 3, Ord. 75-33, eff. September 3, 1975)

23. Security brokers, dealers, and flotation companies;

24. Signs subject to the provisions of Chapter 4 of this title; and

25. Telephone booths, temporary or permanent. (Ord. 71-20, eff. September 15, 1971, as amended by §§ 2 and 3, Ord. 75-33, eff. September 3, 1975, § 3, Ord. 82-13, eff. July 7, 1982, § 6, Ord. 82-19, eff. August 18, 1982, § 34, Ord. 84-16, eff. September 5, 1984, and § 1, Ord. 84-22, eff. November 14, 1984)

9.3.213.2

Uses permitted subject to Director review approval (C-P).

The following uses shall be permitted in the C-P District subject to review and approval by the Director as provided for in Section 9.3.303 of Article 3 of this chapter:

- A. Bakeries;
- B. Coffee service;
- C. Microwave relay structures;
- D. Nonresidential uses located in an existing residential structure when there is a change in the exterior appearance of such structure;
- E. Prescription pharmacies employing not more than three (3) registered pharmacists and occupying not more than one thousand (1,000) square feet of floor space;
- F. Water pump stations; and
- G. Any use permitted within the C-P District not completely conducted within an enclosed building. (Ord. 71-20, eff. September 15, 1971; Ord. 97-15, Amended, July 16, 1997; § 1, Ord. 08-12, eff. June 11, 2008)

9.3.213.3

Uses permitted subject to conditional use permit (C-P).

The following uses shall be permitted in the C-P District subject to a conditional use permit as provided for in Section 9.3.304 of Article 3 of this chapter:

- A. Buildings over three (3) stories or forty feet (40') in height;
- B. Electric distribution substations;
- C. Rest homes, convalescent homes, nursing homes, and rooming or boardinghouses;
- D. Hospitals;
- E. Lodges, clubs, and fraternal organizations, subject to Council approval, provided the chief activity of any such use is not one which is customarily carried on as a business;
- F. Radio and television broadcasting studios;
- G. Restaurants;
- H. Churches; and
- I. Hotels and motels. (Ord. 71-20, eff. September 15, 1971; § 4, Ord. 75-33, eff. September 3, 1975; § 1, Ord. 79-10, eff. April 4, 1979; § 2, Ord. 79-52, eff. January 2, 1980; § 7, Ord. 82-19, eff. August 18, 1982; Ord. 05-18, eff. July 13, 2005)

9.3.213.4

Uses expressly prohibited (C-P).

The following uses shall be expressly prohibited in the C-P District:

- A. Advertising structures;
- B. Any combination of residential uses and nonresidential uses on a lot, parcel of land, or in any structure thereon;
- C. Industrial uses;
- D. New one- or two-family dwellings;
- E. Nonresidential uses not specifically listed in subsection B of Section 9.3.213.1; and
- F. Eating establishments. (Ord. 71-20, eff. September 15, 1971; § 2, Ord. 82-17, eff. July 21, 1982)

9.3.213.5

Property development standards (C-P).

The property development standards of the R-3 District (Section 9.3.209.5 of this article) shall apply to all residential uses in the C-P District.

For nonresidential uses, the following property development standards shall apply to all land and structures in the C-P District:

A. LOT AREA.

1. Each lot shall have a minimum area of ten thousand (10,000) square feet.
2. A nonconforming lot of record under separate ownership at the time it became nonconforming may be used for, or occupied by, any use permitted in the C-P District.

B. LOT DIMENSIONS. All lots hereafter created shall comply with the following minimum standards, and lots now existing may not be reduced below such standards. Each dimension is minimum only. One or both shall be increased to attain the minimum lot area required:

1. Width. All lots shall have a minimum lot width of sixty-five feet (65').
2. Depth. All lots shall have a minimum lot depth of one hundred ten feet (110').

C. POPULATION DENSITY. The provisions of the R-3 District (subsection C of Section 9.3 209.5 of this article) shall apply.

D. BUILDING HEIGHT.

1. All buildings. Buildings or structures hereafter designed or erected and existing buildings hereafter reconstructed, altered, moved, or enlarged shall not exceed three (3) stories or forty feet (40') in height, except that buildings over three (3) stories or forty feet (40') in height may be erected subject to the securing of a conditional use permit as set forth in subsection A of Section 9.3 213.3 of this article.

2. Exceptions. Roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, church steeples, flagpoles, chimneys, water tanks, wireless masts, or similar structures, when approved by the Commission, may be erected above the height limits set forth in this subsection D provided the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances. No roof structures or any space above the height limits shall be allowed for the purpose of providing additional habitable floor space.

E. YARDS.

1. General yard requirements.

a. All required yards shall extend the full width or depth of the lot and shall be open from the ground to the sky, except as provided in subsection 5 of this subsection E.

b. Front yards shall be landscaped and maintained. Side and rear yards may be used for parking, access to parking, or loading.

c. No main building shall be erected within fifty feet (50') of the right-of-way of any railroad line, freeway, or flood control channel.

d. Swimming pools shall not be located in any required front yard, nor shall they be located closer than five feet (5') from any side or rear property line, and they shall be enclosed as required in the C-P District (subsection 2 of subsection H of this section).

2. Front yards. Each lot shall have a front yard of not less than ten feet (10').

3. Side yards. None required, except:

- a. Where the C-P District abuts a residential district the requirements of the C-1 District (subsection 2 of subsection E of Section 9.3.214.5 of this article) shall apply.
- b. Where the side yard abuts a street, a ten foot (10') side yard shall be provided along such street.

4. Rear yards. None required, except where the C-P District abuts a residential district, the requirements of the C-1 District (subsection 3 of subsection E of Section 9.3.214.5 of this article) shall apply.

5. Exceptions: Permitted projections into required yards for nonresidential uses abutting residential or agricultural districts.

a. Cornices, eaves, belt courses, fireplace chimneys, sills, and other similar architectural features may extend or project into a required yard not more than thirty inches (30").

b. Open, unenclosed stairways or balconies not covered by a roof or canopy may extend or project into a required front yard not more than thirty inches (30").

c. Uncovered, unenclosed porches, platforms, or landing places which do not extend above the level of the first floor of the building may extend into any front yard a distance of not more than six feet (6') and may extend into any required side or rear yard not more than three feet (3'); provided, however, an openwork railing, not more than thirty-six inches (36") in height, may be installed or constructed on any such porch, platform, or landing place. Open work fences, hedges, landscape architectural features, including open air grills and similar features, or guard railings for safety protection around depressed ramps, not more than three and one-half feet (3-1/2') in height, may be located in any required front, side, or rear yard.

F. SPACE BETWEEN BUILDINGS. No requirements.

G. LOT COVERAGE. No requirements.

H. FENCES, HEDGES, AND WALLS.

1. The general conditions set forth in subsection H of Section 9.3.306 of Article 3 of this chapter shall apply.

2. Swimming pools shall be entirely enclosed by buildings or fences or walls not less than five (5') feet nor more than six (6') feet in height. Such fences or walls shall be equipped with self-latching gates or doors, the latching device being located not less than four (4') feet above the ground. All fencing shall be in place and approved by the Building Inspector before water may be run into the pool. Pool area lighting shall be so hooded that the light does not shine toward abutting properties.

3. Where a C-P lot sides or rears on a residential district, a solid masonry wall not less than five (5') feet nor more than six (6') feet in height shall be erected along such property line, as follows:

a. Where the district boundary is on a side lot line which is not on a street, the wall shall be on that line.

b. Where the district boundary is on a side lot line which is not on a street, the required wall shall be on, or parallel with, such lot line. Such wall shall be reduced in height to three (3') feet within the area defined by a line which is the prolongation of the front yard required in the abutting residential district.

c. Where the district boundary is a street, any wall constructed along such street in either a front yard or side yard shall be set back from the property line a distance of ten (10') feet and shall not exceed three and one-half (3-1/2') feet in height. The space between the wall and the property line shall be landscaped and maintained.

I. OFF-STREET PARKING. The provisions of the general conditions as provided in subsection I of Section 9.3.306 of Article 3 of this chapter shall apply.

J. ACCESS.

1. There shall be adequate vehicular access to off-street parking facilities from a dedicated and improved street, service road, or alley. The design of the access shall be approved by the City Engineer as able to withstand commercial usage.

2. There shall be no vehicular access to residential property from major or secondary highways as shown on the Major Street and Highway Plan, except where lots were of record on September 15, 1971, and where such access cannot be provided by way of an alley or service road. Such lots shall have adequate turning area to permit motor vehicles to head into the highway.

3. If vehicular access to the lot is via an alley, there shall be provided as a minimum pedestrian access way a side yard at least five (5') feet in width from the street frontage to the alley at the rear. For other yard requirements, see subsection E of this section.

4. If vehicular access is via a driveway parallel with a side lot line, there shall be an access way of not less than ten (10') feet from the street or alley to the building site for both pedestrian and vehicular access.

K. OUTDOOR ADVERTISING. Signs shall be subject to the provisions of Chapter 4 of this title.

L. LOADING. No requirements. (Ord. 71-20, eff. September 15, 1971, as amended by § 35, Ord. 84-16, eff. September 5, 1985, Ord. 94-6, eff. March 24, 1994, and § 1, 2, Ord. 94-14, eff. May 4, 1994)

9.3.213.6

Site plan review (C-P).

Before any building or structure is erected or any use is established on any lot in the C-P District, a site plan shall have been submitted to and approved by the Director pursuant to the provisions of Section 9.3.408 of Article 4 of this chapter. (Ord. 71-20, eff. September 15, 1971)