

## SECTION 832

### "C-P" - ADMINISTRATIVE AND PROFESSIONAL OFFICE DISTRICT

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.

#### SECTION 832.1 - USES PERMITTED

The following uses shall be permitted in the "C-P" District. All uses shall be subject to the Property Development Standards in Section 832.5, and Site Plan Review, Section 874.

##### A. RESIDENTIAL USES

The following permitted uses shall be considered as "residential uses" as the term is applied in the Property Development Standards, Section 832.5.

1. Existing Residential Buildings:
  - a. They may be used for residential purposes, but may not be converted to more intensive residential uses, except in accordance with the Property Development Standards of the "R-2" District, Section 827.5.  
(Amended by Ord. 490.121 adopted 11-9-76)
  - b. They may be converted to non-residential uses. If there is a change in the exterior appearance of the building, Section 832.2-B, shall apply.
  - c. They may not be used for residential and non-residential uses at the same time.
2. Multiple dwellings, subject to the Property Development Standards of the "R-2" District, Section 827.5.  
(Amended by Ord. 490.121 adopted 11-9-76)

##### B. NON-RESIDENTIAL USES

The following uses are permitted and shall be considered as "non-residential" uses, as the term is used in the Property Development Standards, Section 832.5.

1. Art galleries.
2. Artist studios.
3. Churches.
4. Exhibit halls.
5. Hospitals.
6. Institutions of a philanthropic nature (except correctional and mental).
7. Laboratories:
  - a. Biological.

- b. Dental.
  - c. Medical.
  - d. Optometrical.
- 8. Libraries.
  - 9. Lodges, clubs and fraternal organizations.
  - 10. Museums.
  - 11. Offices, excluding retail sales, storage of stock in trade, and storage of equipment not used exclusively in said offices:
    - a. Administrative.
    - b. Business.
    - c. General.
    - d. Medical.
    - e. Professional.
  - 12. Photographic studios.
  - 13. Private and parochial schools.
  - 14. Radio and television broadcasting studios.
  - 15. Signs, subject to the provisions of Section 832.5-K.
  - 16. Temporary or permanent telephone booths.
  - 17. Banks and savings and loans associations.  
(Added by Ord. 490.6 adopted 6-11-63)
  - 18. Barber and beauty shops.  
(Added by Ord. 490.40 adopted 1-2-68)
  - 19. Day nursery - commercial.  
(Added by Ord. 490.188 adopted (10-29-79)

**SECTION 832.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL**

- A. Microwave relay structures.
- B. Non-residential uses located in an existing residential structure, when there is a change in the exterior appearance of said structure.
- C. Prescription pharmacy, employing not more than three (3) registered pharmacists and occupying not more than one thousand (1,000) square feet of floor space.

- D. Water pump stations.

#### SECTION 832.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to Conditional Use Permit as provided for in Section 853.

- A. Buildings over three (3) stories or forty (40) feet in height.
- B. Electric distribution substations.
- C. Planned Office Developments.  
(Added by Ord. T-255 adopted 8-2-82)
- D. Planned Commercial Developments  
(Added by Ord. T-284 adopted 5-26-87)

#### SECTION 832.4 - USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the "C-P" District.

- A. New one (1) or two (2) family dwellings.
- B. Any combination of residential uses other than those listed as permitted, and non-residential uses on a lot, parcel of land, or in any structure thereon.
- C. Non-residential uses not specifically listed in Section 832.1-B.
- D. Industrial uses.
- E. Advertising structures.

#### SECTION 832.5 - PROPERTY DEVELOPMENT STANDARDS

The property development standards of the "R-2" District, Section 827.5 shall apply to all residential uses in the "C-P" District.

For non-residential uses the following Property Development Standards and those in Section 855 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 this District.

##### B. LOT DIMENSIONS

All lots hereafter created shall comply with the following minimum standards and lots now existing may not be reduced below these 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 (65) feet.

2. Depth

All lots shall have a minimum lot depth of one hundred ten (110) feet.

C. POPULATION DENSITY

The provisions of the "R-2" District, Section 827.5-C, shall apply.  
(Amended by Ord. 490.121 adopted 11-9-76)

D. BUILDING HEIGHT

1. Buildings or structures hereafter designed, or erected, and existing buildings hereafter reconstructed, altered, moved or enlarged, shall not exceed forty (40) feet in height, provided that buildings forty (40) feet in height may be erected subject to the securing of a Conditional Use Permit as set forth in Section 832.3.  
(Amended by Ord. T-080-355, adopted 12-5-06)

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 or wireless masts or similar structures, when approved by the Commission, may be erected above the height limits herein prescribed; provided that 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 limit 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 Section 832.5-E.5, below.
- 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 (50) feet 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 (5) feet from any side or rear property line, and they shall be enclosed as required in Section 832.5-H.2.

2. Front Yard

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

3. Side Yard

None required except:

- a. Where this District abuts a residential district, the requirements of the "C-1" District, Section 833.5-E.2, shall apply.
- b. Where the side yard abuts a street, a ten (10) foot side yard shall be provided along such street.

4. Rear Yard

None required except where this District abuts a residential district, the requirements of the "C-1" District, Section 833.5-E.3, shall apply.

5. Exceptions: Permitted Projections Into Required Yards for Non-Residential 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 (30) inches.
- 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 (30) inches.
- 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 (6) feet, and may extend into any required side or rear yard not more than three (3) feet; provided, however, that an openwork railing, not more than thirty-six (36) inches in height, may be installed or constructed on any such porch, platform or landing place. Open work fences, hedges, landscape architectural features, or guard railings for safety protection around depressed ramps, not more than three and one half (3 2) feet 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. General Conditions, Section 855-H, shall apply.
2. Where a "C-P" lot sides or rears on a residential district, a solid masonry wall not less than five (5) nor more than six (6) feet in height shall be erected along said property line, as follows:

- a. Where the district boundary is at a rear 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 said lot line. Said 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 said street in either a front yard or side yard shall be set back from the property line a distance of ten (10) feet; the space between the wall and the property line to be landscaped and maintained.

I. OFF-STREET PARKING

1. For non-residential uses there shall be one (1) parking space for each two hundred twenty five (225) square feet of gross floor area, provided, however, that if such use falls into any of the special uses in the General Conditions, Section 855-I, such general conditions shall apply.  
(Amended by Ord. T-007-261 adopted 3-8-82)
2. This required parking area shall be provided:
  - a. On the lot with the building or uses being served, or
  - b. On a contiguous lot in the "C-P" District.
3. For residential uses the provisions of the "R-2" District, Section 827.5-I.1, shall apply.
4. The provisions of the General Conditions, Section 855-I, 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 which shall be approved by the Director of Public Works.  
(Amended by Ord. T-252 adopted 12-9-80)
2. There shall be no vehicular access to residential property from Major or Secondary Highways as shown on the Major Street and Highway 0.Plan, except where lots were of record on the effective date of this Division and where such access cannot be provided by way of an alley or service road. Said 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 Section 832.5-E.
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

1. The provisions of the "C-1" District, Section 833.5-K, shall apply to the principal

non-residential use.

2. For other permitted uses, the provisions of the "R-1-A" District, Section 822.5-K.1, 2, 3, 4, and 5, shall apply.

L. LOADING

1. For non-residential uses, the following off-street loading space shall be provided:

<u>Total Square Feet of Building Space (gross floor area)</u>	<u>Loading Spaces Required</u>
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Hospitals and Institutions

3,000 - 20,000	1
20,001 - 50,000	2
50,001 - 80,000	3
80,001 - 110,000	4
110,001 - and over	5

Hotels and Office Buildings

0 - 5,000	0
5,001 - 50,000	1
50,001 - 100,000	2
100,001 - and over	3

Other Permitted Buildings or Uses

0 - 5,000	0
5,001 - 15,000	1
15,001 - 45,000	2
45,001 - 75,000	3

<u>Total Square Feet of Building Space (gross floor area)</u>	<u>Loading Spaces Required</u>
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75,001 - 105,000	4
105,001 - and over	5

2. Size, Location, Treatment and Maintenance For Loading Area.

- a. The loading spaces shall be not less than twelve (12) feet in width, forty (40) feet in length, and with fourteen (14) feet of vertical clearance.
- b. When the lot upon which the loading space is located abuts upon an alley, such loading space shall adjoin or have access from said alley. The length of the loading space may be measured perpendicular to or parallel with the centerline of the alley.

Where such loading space is parallel with the alley, the loading space shall extend across the full width of the lot, except that if only two (2) spaces are required, the length of the loading area need not exceed ninety (90) feet.

- c. Where the loading area abuts a street, the front yard required in the district may be used in calculating the area required for loading, provided that there be no more than one (1) entry or exit to sixty (60) feet of lot frontage or fraction thereof.
- d. Loading space being maintained in connection with any existing main building on the effective date of this Division shall thereafter be maintained so long as said building remains, unless an equivalent number of such spaces are provided on a contiguous lot in conformity with the requirements of this Section; provided however, that this regulation shall not require the maintenance of more loading space than is hereby required for a new building, nor the maintenance of such space for any type of main building other than those specified as permitted.
- e. Loading space required by this Division may occupy a required rear yard, but in no case shall any part of an alley be used for computing required loading space or spaces.
- f. Where a loading area abuts a residential district, loading shall be done between the hours of 8 a.m. and 6 p.m.; otherwise, such area shall be located not less than one hundred (100) feet from such district or be completely enclosed.

#### SECTION 832.6 - SITE PLAN REVIEW

Before any building or structure is erected on any lot in this District, a site plan shall have been submitted to and approved by the Director pursuant to the provisions of Section 874.